

## Broker Fee Disclosure and LE Instructions

Effective for all loans with Application Dates on or after October 3rd, 2015, all brokers must comply with the **TILA-RESPA Integrated Disclosure Rule**.

In order to Register a loan with Luxury Mortgage Corp (LMC), brokers must use the LMC Broker Fee Disclosure. LMC will not accept any other version of this form. The document includes Anti-Steering language.

The most current version of the **Broker Fee Disclosure** is available at [ww.luxurymortgagewholesale.com](http://ww.luxurymortgagewholesale.com)

### How to Complete the Broker Fee Disclosure with Borrower Paid Compensation (BPC):

Box 1:

Check the box for *You will pay your mortgage broker fees yourself*

Box 2: (top half)

Enter your % or fixed dollar amount of Compensation being paid by the borrower.

- Remember, with LMC you are capped at 2%.

Enter any applicable fee that you will charge and be paid such as a processing fee or other administrative fees.

Enter your estimated loan amount

(The box to the far right should show your % multiplied by the estimated loan amount or fixed dollar amount plus any applicable fees that you will charge such as a processing fee or other administrative fees.)

### How to Complete the Broker Fee Disclosure with Lender Paid Compensation (LPC):

Box 1:

Check the box for *The lender will pay your mortgage broker fees for you*

Box 2: (bottom half)

Enter the % of loan amount in Lender Paid Compensation from Luxury Mortgage Corp (LMC) which must match the plan you selected and is on record with LMC

Enter your estimated loan amount

(The section to the far right should show your % multiplied by the estimated loan amount.)

### What's different with the Loan Estimate (LE) and Broker Compensation:

**Borrower Paid Compensation:** BPCP, any applicable Broker charged fees, and LMC Fees should be listed on the LE in Section A on page 2 under Origination Charges.

**Lender Paid Compensation:** LMC Fees should be listed on the LE in Section A on page 2 under Origination Charges. Lender Paid Compensation to the Broker is not listed on the LE. When selecting LPCP the Broker may not charge any additional fees. LPCP must be disclosed properly on the Broker Fee Disclosure and will be listed later on the Closing Disclosure issued by LMC.