

## **MORTGAGE BROKER FEE DISCLOSURE**

You have applied to a mortgage broker for a residential mortgage loan. The mortgage broker will submit your application for a residential mortgage loan to a participating lender with which it from time to time contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that we furnish this form to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning your loan application.

SECTION 1. NATURE OF RELATIONSHIP. in connection with this mortgage loan:

- The mortgage broker may be acting as an independent contractor and not as your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
- The mortgage broker has entered into separate independent contractor agreements with various lenders.
- While the mortgage broker seeks to assist you in meeting your financial needs, it does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

SECTION 2. THE MORTGAGE BROKERES COMPENSATION. The lenders whose loan products are distributed by the mortgage broker generally provide their loan products to the mortgage broker at a wholesale rate.

- The retail price a mortgage broker offers you-your Interest rate, local points and fees will include the mortgage brokers compensation.
- In some cases, the mortgage broker may be paid all of its compensation by either you or the lender.
- Alternatively, the mortgage broker may be paid a portion of its compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
- Also in some cases, If you would rather pay less up front, you may wish to have some or all of the mortgage brokers fees paid directly by the lender, which will result in a higher interest rate and higher monthly payments than you otherwise would be required to pay.
- The mortgage broker may also be paid by the lender based on (i) the value of the mortgage loan or the related servicing rights in the market place or (ii) other services, goods or facilities performed or provided by the mortgage broker to the lender.

*You may work with the mortgage broker to select the method in which it receives its compensation depending on your financial needs, subject to the lender's program requirements and credit underwriting guidelines.*

The amount of fees and charges that you pay In connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-IA Settlement Statement.

By signing below, applicant(s) acknowledge that you have read and understand this document. You also acknowledge that you have received a copy or this document.

PROPERTY ADDRESS:

Borrower            **X**  
signature  
Name  
Date  
SS Number:

Borrower            **X**  
signature  
Name  
Date  
SS Number:

## **EQUAL CREDIT OPPORTUNITY ACT**

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this Mortgage Company is the Federal Trade Commission, Pennsylvania and 6th Street N. W., Washington, DC 20580.

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

Having made this disclosure to you, we are permitted to inquire if any of the income shown on your application is derived from such a source and to consider the likelihood of consistent payment as we do with any income on which you are relying to qualify for the loan for which you are applying

## **THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977 FAIR LENDING NOTICE**

It is illegal to discriminate in the provisions of or in the availability of financial assistance because of the consideration of:

1. Trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation, unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice;
- or
2. Race, color, religion, sex, marital status, national origin or ancestry.

It is illegal to consider the racial, ethnic, religious or national origin composition of a neighborhood or geographic area surrounding a housing accommodation or whether or not such composition is undergoing change, or is expected to undergo change, in appraising a housing accommodation or in determining whether or not, or under what terms and conditions, to provide financial assistance.

These provisions govern financial assistance for the purpose of the purchase, rehabilitation or refinancing of one to four unit family residence occupied by the owner purpose of the home improvement of any one to four unit family residence.

If you have any questions about your rights, or if you wish to file a complaint, management of this financial institution or the agency noted below.

### **DEPARTMENT OF REAL ESTATE, At one of the following locations:**

**2201 Broadway, Sacramento, CA 95818**

**1515 Clay Street, Suite 702, Oakland CA 94612**

**2550 Mariposa, Room 3070, Fresno, CA 93721**

**320 West 4th Street, Suite 350, Los Angeles CA 90013**

**1350 Front Street, Room 3064, San Diego, CA 92101**

PROPERTY ADDRESS:

Borrower signature **X**  
Name  
Date  
SS Number:

Borrower signature **X**  
Name  
Date  
SS Number:

## **Notice to Applicant and Copy of Appraisal Report**

Income received from alimony, child support, or separate maintenance need not be revealed unless you choose such sources to be considered as a basis for repaying this obligation. Income from these sources as well as any other source, including part-time or temporary employment, will not be discounted by the lender because of your sex or marital status; however, the lender will consider carefully the stability of all income you disclose.

In accordance with AFS policy, the applicant acknowledges the following:

1. The applicant(s) shall inform AFS of any change that may occur with the respect to the applicant(s) financial obligation and/or employment status, prior to close of escrow.
2. Applicant(s) is (are) aware that the signing by AFS, or its representative, or any application of related documents in connection with applicant(s) request for a loan under no circumstances constitutes any commitment or contract between applicant(s) and AFS to grant this loan. Applicant(s) is (are) aware that the terms and conditions may be changed at any time prior to loan approval.
3. In the event of cancellation, applicant(s) may be charged a cancellation fee.
4. Any credit report and/or appraisal ordered by AFS on behalf of applicant(s) is the sole property of AFS.
5. California State Department of Real Estate at (916) 227-0931 licenses AFS, License number 01353016

## **Copy of Appraisal Report**

You have the right to a copy of the appraisal report to be obtained in the connection with the loan for which you are applying, provided that you have paid for it. If you want a copy of the appraisal report, please either phone your loan officer or submit a written request to the following address:

Abacus Financial Services  
43072 Christy St.  
Fremont, CA 94538  
Phone: (510) 353-0855

The signature below also acknowledges your receipt of this notice of your to a copy of the appraisal report. Please keep this notice with your other loan records.

PROPERTY ADDRESS:

Borrower            **X**  
signature  
Name  
Date  
SS Number:

Borrower            **X**  
signature  
Name  
Date  
SS Number: