

MORTGAGE SERVICES

www.emortgageservices.net

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 this form be furnished 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 application.

SECTION 1. NATURE OF RELATIONSHIP.

- The mortgage broker may be acting as an independent contractor and not your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
- The mortgage broker has 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 BROKER'S COMPENSATION.

- The retail price a mortgage broker offers you – your interest rate, total points and fees – will include the broker's 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 your fees paid directly by the lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay.
- The mortgage broker also may be paid by the lender based on (i) the value of the Mortgage Loan or 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 loan 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 amount will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicants(s) acknowledge that you have read and understand this document. By your signature, you also acknowledge that you have received a copy of this document.

MORTGAGE LOAN ORIGINATOR

Mortgage Services
181 2nd Avenue #218
San Mateo CA 94401
Phone: (650) 401-2331
Fax (650) 401-2408

APPLICANT(S)

Applicant Name(s)

Borrower Signature

Date

Broker or Authorized Agent Signature

Date

Co-Borrower Signature

Date

MORTGAGE SERVICES

181 2nd Avenue Suite 218 | San Mateo, CA 94401

Office: (650) 401-2331 Fax: (650) 401-2408

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COPY OF APPRAISAL REPORT

As of January 1, 1993, Section 11423 was added to the California Business and Professions Code, requiring lenders and mortgage brokers to give notice that loan applicants have a right to receive a copy of their appraisal report(s).

You have a right to a copy of the appraisal report to be obtained in connection to the loan for which you are applying, providing you have paid for or are willing to pay for the appraisal. If you want a copy of the report, please ask your agent or write to use at:

MORTGAGE SERVICES
181 2nd Avenue #218
San Mateo CA 94401

The signature(s) below acknowledge your receipt of this notice of your right to a copy of the appraisal report.

Borrower's Signature

Borrower's Signature

Date

MORTGAGE SERVICES

181 2nd Avenue Suite 218 | San Mateo, CA 94401

Office: (650) 401-2331 Fax: (650) 401-2408

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AUTHORIZATION TO DISCLOSE

We the undersigned have applied for a real estate loan through Mortgage Services. We hereby authorize the release of any and all information required or requested by Mortgage Services or their credit reporting agencies in their attempts to complete the processing of our loan request.

Necessary information includes, but would not be limited to, employment and/or related compensation information, saving and checking account verifications, loan status, payment histories, credit union and mortgage balances, investment account values, etc.

The intended recipients of this public and non-public financial information may include but are not limited to bank or savings and loan mortgage lending divisions, independent mortgage lending companies, credit reporting services, and title or escrow companies.

The specific use of this financial information is limited to completing loan packages for prospective lenders, to facilitate title and escrow companies loan pay-off procedures, and to assist lenders with their secondary market loan sales.

Mortgage Services is hereby authorized to utilize copies of this form in their efforts to receive the above listed information. We will not disclose this information to any other parties except where required by law. We understand that this disclosure form meets the requirements under regulation 12 CFR; part 545.

Thank you for your cooperation in expediting the return of the requested information attached hereto.

Borrower's Signature

Borrower's Signature

Date

MORTGAGE SERVICES

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Please provide the following information for my records:

Name(s) _____

E-mail address(Borrower) _____

E-Mail address (Co-Borrower) _____

CPA _____

Financial Planner _____

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FEDERAL EQUAL CREDIT OPPORTUNITY ACT

The Federal Equal Credit Opportunity Act, 15 U.S.C. 1691 et seq., prohibits discrimination against credit applicants on the basis of sex and marital status beginning March 23, 1977. The act extends this protection to race, color, religion, national origin and age (provided the applicant has the capacity to contract), whether all of part of the applicant's income is derived from any public assistance program or if the applicant has in good faith exercised any right under the consumer credit protection act. The Federal agency which administers compliance with this law concerning this lender is the Federal Reserve Bank, 230 South LaSalle Street, P.O. Box 834, Chicago, Illinois 60690-0834.

THE HOUSING DISCRIMINATION ACT OF 1977 FAIR LENDING NOTICE STATE OF CALIFORNIA

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

1. Trends, characteristics of condition in the neighborhood or geographic area surrounding a housing Accommodation, unless the financial institutions 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, construction, rehabilitation or refinancing of one-to-four unit family residence occupied by the owner and for the purpose of 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, contact the management of this financial institution or you may contact one of the following:

FEDERAL RESERVE BANK
230 South LaSalle Street
P.O. Box 834
Chicago, Illinois 60690-0834

DEPARTMENT OF REAL ESTATE
2201 Broadway
Sacramento, CA 95818

ACKNOWLEDGEMENT OF RECEIPT

I HAVE RECEIVED A COPY OF THESE NOTICES.

Signature

Date

Signature

Date

MORTGAGE SERVICES

181 2nd Avenue, Suite 218 | San Mateo, CA 94401

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IMPORTANT INFORMATION ABOUT COMPLETING YOUR LOAN APPLICATION

To help the government fight the funding of terrorism and money laundering activities, **FEDERAL LAW** requires all financial institutions to obtain, verify, and record information that identifies each person who applies for a loan. The USA Patriot Act requires that we obtain the full "date of birth" (month, date and year) for all loan applicants.

To verify your name, current address, date of birth, and other information that will allow us to identify you, please submit a copy of your driver's license(s) or other identifying documents including any extensions if applicable.

Borrower Full Name: _____

Borrower Full Birthdate (month, day, year):

Borrower Signature:

Co-Borrower Full Name:

Co-Borrower Full Birthdate (month, day, year):

Co-Borrower Signature:

Date

***REMEMBER TO INCLUDE A PHOTOCOPY OF
YOUR DRIVER'S LICENSE!**

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TO: Mortgage Services

RE: Statement of Purpose

The purpose of the refinance is:

Sincerely,

Borrower's Signature

Borrower's Signature

EQUAL OPORTUNITY LENDER