

Delaware Broker Agreement

Date:

Broker:

Borrower(s):

Property Address:

This Agreement is provided pursuant to Title 5 of the Delaware Administrative Code, Banking, at section 2104, 2.0. This Agreement shall remain in effect for _____ days.

1. The above Broker is not the provider of credit.
2. The services the Broker shall perform for Borrower include *(check all that apply)*:
 - Take information from you and fill out your application.
 - Analyze your income and debt to determine the maximum mortgage you can afford.
 - Collect financial information and other related documents from you that are part of the application process.
 - Initiate and order verifications of employment and verifications of deposit.
 - Initiate and order requests for mortgage and other loan verifications.
 - Educate you in the home buying and/or financing process, advise you about the different types of loan products available and demonstrate how closing costs and monthly payments could vary under each product.
 - Assist you in understanding and clearing any credit problems.
 - Initiate and order appraisal(s).
 - Initiate and order any inspections or engineering reports.
 - Maintain regular contact with you, any realtors, and lender between application and closing to appraise you and them of the status of the application and gather any additional information as needed.
 - Order legal documents.
 - Determine whether the Property is located in a flood zone or order a service to determine the same.
 - Participate in the loan closing.
 - Other:
3. The Broker will be entitled to obtain or retain consideration from the party with whom the Broker contracts under the following circumstances:
4. The estimated cost of the Broker's services will be between \$_____ and \$_____. In no event shall the cost of these services exceed \$_____.

5. The following fees may be charged in connection with the processing of the loan application:

Application Fee (if any) \$ _____
This Application Fee is refundable if:

Other \$ _____
This fee is refundable if:

Other \$ _____
This fee is refundable if:

6. The Borrower may be entitled to the refund of certain monies paid to the Broker if he exercises his right to rescind under the Federal Truth in Lending Act.

Borrower Date Borrower Date

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Broker:

Date: