

**LOAN BROKERAGE DISCLOSURE STATEMENT,
LOAN BROKERAGE AGREEMENT,
AND BORROWER INFORMATION DOCUMENT**

I. Terms and Definitions.

A. Licensee ("Broker"):

Phone:

Fax:

B. Address of Broker:

C. License No.:

D. Year Broker began to broker mortgage loans: _____

E. Form of Entity:

F. Borrowers (the "Borrower" or "Applicant"):

G. Address of Borrower:

H. Address of Property to be mortgaged
(the "Real Estate"):

I. Sales Price:

J. Fair Market Value:

K. Loan Fee: _____ (_____ %) percent
of the principal balance of the loan obtained.

L. Term of Agreement:

M. Mortgage Terms Applied For:

1. Amount:

2. Type:

3. Interest Rate:

4. Term (in months):

Borrower: _____	Initials _____	_____	Date _____
Borrower: _____	Initials _____	_____	Date _____
Borrower: _____	Initials _____	_____	Date _____
Borrower: _____	Initials _____	_____	Date _____

There is a Prepayment Penalty

There will be a balloon payment

II. Loan Brokerage Disclosure Statement.

(38 III. Adm. Code 1050.1020)

The Borrower acknowledges by signing below that the Borrower understands that (i) the Broker does not make mortgage loans, and (ii) that the actual funds are provided by another entity, which entity may affect availability of funds.

The Broker is doing business as set forth above at I.E. licensed by the State of Illinois pursuant to the Residential Mortgage License Act of 1987, as amended (the "Act"). The Broker has been a mortgage broker of mortgage loans under the name of the Broker since the year set forth above at I.D. and (except as disclosed herein) has never operated under any other name and is not affiliated with any other company (as Affiliate is defined in the Act).

THE UNDERSIGNED APPLICANT HAS READ AND UNDERSTANDS THE ABOVE LOAN BROKERAGE DISCLOSURE STATEMENT OR HAS HAD THE CONTENTS EXPLAINED BY SOMEONE NOT CONNECTED WITH THE BROKER.

III. Loan Brokerage Agreement.

(38 III. Adm. Code 1050.1010)

UPON REQUEST A COPY OF THE FOLLOWING AGREEMENT SHALL BE MADE AVAILABLE TO THE BORROWER OR THE BORROWER'S ATTORNEY FOR REVIEW PRIOR TO SIGNING.

1. The undersigned Borrower grants to the Broker the exclusive right to negotiate a mortgage loan on behalf of the Borrower with the lenders (also referred to herein as "investors" or "end lenders") which have correspondent agreements with Broker for the Term of Agreement set forth above.
2. The Borrower agrees to complete all information and to provide all information requested by the Broker or its investors in order to complete the Borrower's application for a mortgage loan.
3. The Broker agrees to process the Borrower's application and to use its best efforts to obtain a mortgage loan for the Borrower.

4. Fees.

a. Costs at Time of Application. The Borrower agrees to pay the Broker at the time of the application certain costs of the application which include reimbursement to third parties for costs such as credit reports and appraisals all as set forth on the Good Faith Estimate of Costs (12CFR 226) provided to the Borrower. The estimate of cost is a Good Faith Estimate and the actual cost could be affected by conditions which may include, but are not limited to, an appraised value different from that estimated by the Borrower or credit obligations which the Borrower fails to report. Borrower agrees to pay other reasonable costs of the Broker in connection with the mortgage application.

b. Loan Fee. Subject to paragraph III. 8. below, at the time the Broker obtains a mortgage loan commitment for the Borrower, the Borrower agrees to pay to the Broker a fee equal to the percentage set forth above at I.I of the amount of the mortgage loan. This is a fee to the Broker for its service on behalf of the Borrower in obtaining the mortgage loan.

c. Obligation to Pay Loan Fee. THE LOAN FEE SET FORTH AT III. 4(b) ABOVE IS AN OBLIGATION OF BORROWER UPON COMMITMENT, AND SHALL BE PAID AT THE TIME OF THE LOAN CLOSING OR OUT OF THE LOAN PROCEEDS SUBJECT TO THE OBLIGATION OF THE BORROWER SET FORTH IN PARAGRAPH III. 5(b) BELOW.

5. a. If the Broker makes a false or misleading statement in this Loan Brokerage Agreement, then the Borrower may upon written notice to the Broker declare this Agreement null and void, recover any fees paid to the Broker for which no services have been performed, and recover actual costs, including reasonable attorney's fees, incurred in enforcing the Borrower's rights under this Loan Brokerage Agreement.

