

If this box is checked, the original fees have been amended.

DATE: _____

BORROWER: _____	CASE NO: _____
PROPERTY: _____	LOAN NO: _____

MORTGAGE BROKER FEE AGREEMENT

Do not pay any fees before entering into this Agreement.

This agreement ("Agreement") is by and between _____, a mortgage broker ("we," "us," "our") and the Borrower(s) who sign(s) below ("you," "your").

- OUR SERVICES:** A mortgage broker charges fees to arrange a loan from a mortgage lender who will fund the loan. We will assist you in obtaining a loan, but we do not distribute the products of all mortgage lenders, and so cannot guarantee you the lowest price or best terms available. Be sure that you understand and are satisfied with the product and terms we arrange for you. By signing below, you request us to arrange a mortgage loan from a mortgage lender and you agree to the Broker Fees listed below for our services.
- YOUR MORTGAGE LOAN:** You are currently applying for a mortgage loan in the amount of \$ _____. If your actual loan amount is different, then the dollar amount of any fee shown above that is based on a percentage of the loan amount may increase if the loan amount increases, or decrease if the loan amount decreases. The fees in this Agreement are for broker services only and do not include other closing costs or credits from us or other parties.
- BROKER FEES:** Our Broker Fees may be paid by you directly and will be paid with cash you must bring to closing, or, depending on your loan approval, you may include some or all of these fees in your loan amount and pay us at closing out of your loan proceeds. You also agree that the mortgage lender may pay us additional fees which are typically called a "yield spread premium." Any additional fees paid by the mortgage lender to us will increase the interest rate on your loan beyond what the interest rate would be if some or all of these fees were paid directly by you. We have discussed this pricing option with you. In addition to our Broker Fees, estimates of other fees you will pay in connection with your loan are shown on your Good Faith Estimate of Closing Costs. Once your interest rate is locked and your loan amount and terms are finalized, we will be able to tell you the exact amount of all fees.

You may not be charged any fee other than a reasonable credit report fee if one is charged, prior to receiving initial disclosures from the mortgage lender.

Mortgage broker, you are certifying that you did not collect or impose any fee on the borrower(s) other than the fees indicated immediately above. You may order the appraisal report but the borrower(s) may not be obligated to pay for the report until the 4th business day after Nations Direct Mortgage has mailed the initial RESPA disclosures. If the loan has been cancelled with a prior lender, it is your responsibility to provide adequate documentation showing the initial TILA process was complied with original lender.

Date Appraisal Report Ordered: _____

Status of Appraisal Report Invoice: _____

Status of Appraisal Report Invoice: _____

Broker Fees That You Will Pay Directly Through Loan:

Amount of Fee

Administrative Fee
Processing Fee
Origination Points

\$ _____
\$ _____
\$ _____

Total Direct Broker Fees You Will Pay:

(This excludes fees paid to third parties, such as appraisal fees)

\$ _____
(Must be completed)

Broker Compensation That the Lender Will Pay:

The mortgage lender will pay a yield spread premium to us as your mortgage broker.
The yield spread premium will not exceed _____% of your loan amount.

\$ _____
(Must be completed)

Broker Compensation Paid By Seller On Your Behalf

Amount of Fee

Administrative Fee
Processing Fee
Origination Points

\$ _____
\$ _____
\$ _____

Total Broker Fees Paid By Seller:

\$ _____
(Must be completed)

MAXIMUM BROKER FEE: Total including Direct Broker Fees and Broker compensation that the lender will pay and Broker compensation paid by the seller on your behalf. NOTE: This total amount should match page 2, block 1 of the GFE initially provided.

\$ _____
(Must be completed)

The fees and compensation above are based on current market rates and your current loan request.

By signing below, you acknowledge that (i) you have received a fully executed copy of this Agreement at the time of your mortgage application; (ii) the Agreement has been explained to you and you understand it; and, (iii) you may not be charged any fee, other than a reasonable credit report fee, prior to receiving initial disclosures from the mortgage lender; and (iv) you voluntarily enter into this Agreement and agree to the Broker Fees above.

Borrower: _____ Co-Borrower: _____
Signature: _____ Signature: _____
Date: _____ Date: _____

Broker Name: _____ By: Signature: _____
Printed Name: _____ Date: _____