

30 rate 45 days
5.375 (< 1.429)
200k loan

If this box is checked, the form has been amended.

DATE: _____
BORROWER: Sample Borrower
LOAN NO: _____
PROPERTY: _____
City, St., Zip: _____

Mortgage Broker Fee Agreement

Do not pay any fees before entering into this Agreement.

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

1. **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.

2. **YOUR MORTGAGE LOAN:** You are currently applying for a mortgage loan in the amount of \$ 200,000. 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.

3. **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.

Broker Fees That You Will Pay Directly: Amount of Fee

Application Fee	\$ <u>300</u>
Processing Fee	\$ _____
Other: (e.g. Origination Fee) <u>2.0</u>	\$ <u>4000</u>
Broker Points (_____ % of loan amount)	\$ _____