

JTM Financial Services, Inc.

19 Stony Hill Bethel, CT 06801
Telephone: (203) 797-0653 Fax: (203) 743-9652

E-mail: jtm.financial@snet.net

PRE-APPLICATION DISCLOSURE AND FEE AGREEMENT

**Registered Mortgage Broker – NYS Banking Department
Loans Arranged with 3rd Party Lenders**

Applicant _____

Date _____

Applicant _____

Date _____

In the following disclosure, I= applicant; you = mortgage broker

You have advised me that you are authorized and prepared to assist me in securing financing. I understand that your services may include, but are not limited to the following:

- Counseling on available mortgage products;
- Counseling on general mortgage qualification procedures and requirements;
- Counseling on my financial capabilities;
- Assistance in obtaining information required to complete the mortgage application.
- Assistance in processing the loan application, and in meeting conditions of the loan commitment, such as verifications and loan documentation.

I hereby agree to engage you for the purpose of advising me about financing and to provide the services described above. This agreement will continue until the earlier of the declination of my loan request(s), the closing of my loan or my termination of your services.

I acknowledge that prior to paying any fees or completing any application(s), I was advised of the following:

- Your services are advisory and administrative in nature;
- You are not authorized to make mortgage loans or commitments;
- You cannot guarantee acceptance into any particular loan program or specific loan terms or conditions;
- You may be eligible to receive a lender-paid bonus (cash or non-cash) if my loan is placed with a particular lender, and you will notify me if this occurs.

BROKER FEE:

I understand that, as compensation for your services, you will be paid as checked below:

- The lender will pay you a fee of _____% of the loan amount or \$_____. The compensation you will receive from the lender for your services is included in the rate, points, fees and terms of the loan as quoted by the lender in its commitment. The maximum points paid, including premium pricing payable by the lender to you, shall not exceed () points.
- The fee the lender will pay you is not known at this time but will be disclosed to me at the time of lock-in or when the rate is set. The maximum points paid, including premium pricing payable by the lender to you, shall not exceed (3) points.
- I will pay you, from the loan proceeds, a fee of _____% of the loan amount or \$_____. I authorize the lender’s attorney to collect this fee from me at closing.
- I will pay you directly, upon my signed acceptance of a commitment \$_____ or at closing \$_____, a fee of _____% of the loan amount or \$_____.

MORTGAGE BROKER FEE ACKNOWLEDGEMENT:

I acknowledge that this mortgage broker fee will be paid to you. I further acknowledge that there is no other mortgage broker fee agreement between us.

- Application fee \$ _____
- Property appraisal fee* \$ _____
- Credit report fee* \$ _____
- Amount paid at application \$ _____

*The property appraisal fee and the credit report fees are estimates of the actual cost of the services. Should the actual costs exceed the estimate, I understand that I will be billed and will pay the shortfall at or prior to closing.

 Initials _____ Initials _____

JTM Financial Services, Inc.

19 Stony Hill Bethel, CT 06801
Telephone: (203) 797-0653 Fax: (203) 743-9652
E-mail: jtm.financial@snet.net

PRE-APPLICATION DISCLOSURE AND FEE AGREEMENT

- The application fee is non-refundable.
- The credit report and appraisal fees are non-refundable except that amounts collected in excess of the actual cost will be refunded. If the credit report and appraisal have not been done, the fees will be refunded in full.

PROCESSING FEE:

A Broker Processing Fee will not be charged


PREPAYMENT PENALTIES:

I understand that certain mortgage products impose a prepayment penalty on the borrower. You will disclose the amount of, or the formula for calculating, the prepayment penalty, and the terms of the prepayment penalty, if any, as soon as you know them.


APPLICATION QUESTIONS:

I understand that I may address questions or comments about my application to **Jay T. McGorty, President** at **19 Stony Hill Road – Bethel, CT 06801**. If I live more than 50 miles from the office at which my file is being processed, I may call you at **1-203-797-0653**, collect.

By signing below, I acknowledge receipt of a copy of this pre-application disclosure and fee agreement.

 Applicant _____

Date _____

 Applicant _____

Date _____

**** Do not sign this form if spaces are left blank.**