

CHOICE MORTGAGE OF SOUTH FLORIDA, INC.

315 Walt Whitman Road, St. 316, Huntington St. 11746
800.256.9717. Tel: 631.367.8900. Fax: 631.367-9005

Licensed Mortgage Broker Business.

Florida Department of Financial Services

All loans arranged with excellent third party providers

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;
- Assist in obtaining information required to complete the mortgage application, processing the loan application(s), and in meeting conditions of the loan commitment such as income & asset verifications.

I hereby agree to engage you for the purposes outline 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;
- You may be eligible to receive a lender paid bonuses 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 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 fees paid, including premium pricing, payable by the lender to you, and fees paid directly to you, shall not exceed 3%.

_____ 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.

DIVISION OF FEES:

The fees received by you are being divided between you and _____. You shall receive a fee of \$_____ or a Good Faith Estimate of \$_____ and _____ shall receive a fee of \$_____ or a Good Faith Estimate of \$_____.

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.

I understand that the following fees are required at time of application:

- Application fee \$ _____ (Payable at Closing)
- Appraisal fee \$ _____

THE APPLICATION FEE IS NON REFUNDABLE. THE APPRAISAL FEES ARE NON REFUNDABLE EXCEPT THAT AMOUNTS COLLECTED IN EXCESS OF THE ACTUAL COSTS WILL BE REFUNDED AND ANY SHORTAGE WILL BE BILLED TO YOU AND PAID NO LATER THAN AT THE CLOSING OF THE LOAN. IF ANY SERVICE IS NOT PERFORMED, THE FEE WILL BE REFUNDED IN FULL.

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 Craig Winawer at 631-367-8900. If I live more than 50 miles from your office I may call collect or toll free 1-800-256-9717.

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

*Applicant _____ Date _____

*Applicant _____ Date _____

*Interviewer Name & Title _____

Choice Mortgage of South Florida, inc. is a Licensed Mortgage Broker Business/Florida Dept. of Financial Services
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*DO NOT SIGN THIS FORM IF SPACES ARE LEFT BLANK.