

PRE-APPLICATION DISCLOSURE AND FEE AGREEMENT
FOR USE BY NEW YORK / NEW JERSEY REGISTERED MORTGAGE BROKERS

Mortgage Max, LLC
80 Broad Street
Suite 1900
New York, NY 10004
Phone: 212-682-4214
Fax: 212-682-4495

**Registered Mortgage Broker
NYS Banking Department &
NJ Department of Banking and Insurance
Loans Arranged with 3rd Party Lenders**

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 _____.

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 0-3% 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 _____ (3) 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 0-2 % 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 ACKNOWLEDGMENT:

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 I am required to pay the following fees at application:

- Application fee \$ 300
- Property appraisal fee* \$ 350-800
- Credit report fee* \$ 21

* The property appraisal fee and the credit report fee 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.

- The application fee is refundable if _____
- 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:

Processing Fee \$ 300

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 Robert Gordon, CEO at Mortgage Max, LLC located at 80 Broad Street, Suite 1900, New York, NY 10004, or call him at 212-682-4214 x201. If I live more than 50 miles from the office at which my file is being processed, I may call you at 1-800-710-2660.

DESIGNATED LENDERS:

I understand that you place loans primarily with more than three lenders and it is they who make the loan and issue the commitment. We may not make loans or commitments.

DIVISION OF FEES:

The fees received by you are being divided between you and N/A. You shall receive a fee of \$ N/A or a good faith estimate of \$ N/A shall receive a fee of \$ N/A or a good faith estimate of \$ N/A.

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

** Applicant _____ Date _____

** Applicant _____ Date _____

** Applicant _____ Date _____

** Applicant _____ Date _____

Interviewer Name & Title: Robert Gordon CEO & President

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

BORROWER’S AUTHORIZATION FORM

The undersigned authorize Mortgage Max, LLC (“Broker”), its processing agent, or any lender to whom Broker intends to submit my/our mortgage loan application (all of the foregoing, the “Lender”) to verify my/our past and present employment earnings records, bank accounts, and any other asset balances that are needed to process my/our mortgage loan application. I/We further authorize Lender to order consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a photocopy of this will also serve as authorization.

The information the Lender obtains is only to be used in the processing of my/our application for a mortgage loan.

Borrower

Social Security Number

Co-Borrower

Social Security Number

Date

Address