



Mortgage Disclosure or Consent Statement

Mortgage Professional's Role

The Mortgage Brokerage's role (and that of their representative, mortgage broker/associates) and obligations to the Borrower and the Lender will vary depending on the nature of the service relationship between the Mortgage Brokerage and the Lender or Borrower.

The following document describes the Mortgage Broker's role and resulting obligations to you. You are encouraged to discuss this document with your mortgage brokerage representative and ask any questions you may have.

A Mortgage Brokerage, like any provider of mortgage funds, cannot always guarantee the lowest rate or best terms in the marketplace.

Nature Of Relationship

I will act as a transaction facilitator between the Borrower and Lender who have authorized me to offer their mortgage products to Borrowers. In this service relationship, I am authorized to offer the mortgage products of one or more Lenders to Borrowers who are seeking a mortgage. My duties to you, the Borrower, are to act competently and honestly and to disclose all relevant information associated with mortgage dealing.

Whose Loan Products Do I Offer?

Mortgage products from multiple Lenders.

Nature Of Relationship Between The Lender And Myself

I am not employed by the Lender or the Lender's subsidiary.

Compensation

I may (will) be compensated for this mortgage transaction in the following ways:

- By way of commission/income or fee paid by the Lender
- By charging you a fee
- By way of commission/income depending on the length of the term and/or the amount of the mortgage

I may (will) also receive monies or non-monetary benefits from the Lender that include:

- Additional commission/income based on the volume of business with the Lender
- Travel/Gifts
- Attendance at seminars and/or conferences

Other: Refund of Brokerage Fees

If I charge you a fee to arrange your mortgage and I am not successful in getting your mortgage approved by a Lender you will receive a full refund of the fees you paid.

What Additional Fees Will You Have To Pay?

Specific fees e.g. property appraisal, default mortgage insurance, title insurance, legal fees, fire insurance. As a Mortgage Professional I may pay others part of my compensation for this mortgage referral.

Dated this ____ day of _____, 200__.

Associate Name

Associate Signature

Borrower Name

Borrower Signature

Borrower Name

Borrower Signature