

# Ashlyn Financial Corporation

## MORTGAGE BROKER FEE AGREEMENT AND DISCLOSURE

This document confirms the agreement between you and Ashlyn Financial Corporation, your mortgage broker, (Broker) about how your Broker will be paid. You should not pay any fees prior to entering into an agreement with your Broker. If you pay any fees before the loan closes, be sure to understand whether those fees are partially or fully refundable and under what circumstances.

1. **BROKER SERVICES** - You have engaged Ashlyn Financial Corp. to arrange a loan for you. Your Broker charges you fees to arrange a loan from a lender who will fund the loan. Broker fees can influence the loan products and terms you are offered. Before signing loan documents, be sure you understand and are satisfied with the product and terms your Broker arranged for you.
2. **BROKER FEES** - Your Broker will seek to assist you in obtaining a loan that meets your financial needs in the amount of \$ \_\_\_\_\_. (Note: For a line of credit, the loan amount is the maximum credit limit on the line.) You may agree to pay your Broker both directly and by allowing the lender BROKER to pay certain fees to the Broker for you.

These are the fees you agree to pay your Broker directly (paid in cash at closing or financed into your loan amount):

Application Fee: \$ \_\_\_\_\_ (not including any application fees paid to lender).

Processing Fee: \$ \_\_\_\_\_ (not including any processing fees paid to lender).

Other: \$ \_\_\_\_\_ Describe: \_\_\_\_\_.

Broker Fee (Points): \$ \_\_\_\_\_ This fee will not exceed \_\_\_\_% of your loan amount.

In addition to fees you agree to pay your Broker directly, you agree that the lender may pay your Broker additional fees as follows:

**Yield Spread Premium (YSP)**: The YSP is paid by the lender for you and is based on your interest rate. When a lender pays a YSP for you, your interest rate is higher than if you paid the full Broker fee at closing. Based on current market rates and your current loan request, your Broker would be paid a YSP equal to \$ \_\_\_\_\_ but it may go up to \$ \_\_\_\_\_ based on your current loan amount of \$ \_\_\_\_\_. The YSP may change but in no event will it exceed \_\_\_\_% of your loan amount. Other: \$ \_\_\_\_\_ Describe: \_\_\_\_\_.

BASED ON A LOAN AMOUNT OF \$ \_\_\_\_\_, THE MAXIMUM FEES YOU WILL PAY THE BROKER DIRECTLY OR THAT THE LENDER WILL PAY THE BROKER ON YOUR BEHALF ARE \$ \_\_\_\_\_.

The maximum Broker fees shown may increase/decrease until your loan is locked and all terms are set or if your actual loan amount differs from \$ \_\_\_\_\_. You are under no obligation to accept the loan if the terms are not to your satisfaction.

3. **OTHER CLOSING COSTS** - In addition to Broker fees, estimates of other fees you will pay in connection with your loan (fees to lenders, appraisers, title or credit companies, etc) can be found in your 'Good Faith Estimate of Closing Costs'(GFE). (Note: A GFE is not provided in connection with lines of credit. You may request an itemization of those third party fees).

**DO NOT SIGN THIS DOCUMENT IF YOU DO NOT UNDERSTAND IT**

Borrower: \_\_\_\_\_

Co-Borrower: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Broker : Ashlyn Financial Corporation Located at: 100 E. Thousand Oaks Blvd. #145 Thousand Oaks, CA 91360 Phone: 805 497-9464

By (Signature): \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_