

Loan Options Disclosure

Applicant(s)

Date:

Property Address:

Loan Number:

Broker Company:

NMLS Number:

Loan Originator:

NMLS Number:

Contact Email:

Contact Phone:

You have expressed interest in obtaining a [Fixed Rate Adjustable Rate] loan with a loan term of _____ years. Based on information provided about the Applicant(s) named above, we have obtained loan options from a significant number of creditors with which we regularly do business. Based on this information and other requirements of the creditors, we have a good faith belief that the loan options presented are loans for which you likely qualify. There may be additional requirements to meet a specific creditor's loan criteria. This Loan Options Disclosure is only an estimate of possible loan scenarios. It is based solely on estimated figures and information available at the time prepared for the specific scenarios listed.

The primary purpose of this disclosure is to present you with loan options for the type of loan transaction for which you expressed an interest. The options include:

- The loan with the lowest interest rate
- The loan with the lowest interest rate without any of the following features: negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the loan term or a demand feature
- The loan with the lowest total dollar amount for origination points or fees and discount points

The selection of an appropriate loan is entirely yours. The Loan Options table may not include all of the information relevant to your decision or all the possible scenarios you qualify for. You may wish to consider additional criteria or scenarios not included in the table when selecting a loan. Please ask us, your legal advisors, or other appropriate advisors if you have any questions about the Loan Options presented or this Loan Options Disclosure.

You have or will be provided with a Good Faith Estimate ("GFE"). The first line item on the second page of the GFE is labeled "Our origination charge". This line includes the combined fees that are charged by us, the lender and, in some cases, other parties. Please be sure that you have received the GFE, and that you understand and are comfortable with the fees disclosed on it.

Please note, we will be paid either directly by you, or the lender may pay all your mortgage broker fees for you, but we will only be paid by one of the two parties. Ask us about how your two options impact the price of your loan.

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	Loan Option 1 Lowest Interest Rate	Loan Option 2 Lowest Interest Rate <i>(without Risky features)</i>	Loan Option 3 Lowest Total Dollar Amount for Origination Points or Fees & Discount Points
Lender Name (Optional)			
Loan Type			
Loan Term	years	years	years
Interest Rate	%	%	%
Initial Fixed Interest rate Period (if applicable)	months	months	months
Origination Points or Fees	\$	\$	\$
Discount Points	\$	\$	\$
Origination Credit	\$	\$	\$
Actual Borrower Charges	\$	\$	\$
Does this loan include:			
Negative Amortization?			
Prepayment Penalty?			
Interest-Only Payments?			
Balloon Payment in the first 7 years of the loan?			
Demand Feature?			

This is not a lock-in agreement or a loan commitment. While the Interest Rate and Points/Fees described throughout this document are available on the date this document was prepared, they are subject to change as the loan is underwritten and based on the lender's lock policy.

Please be aware that interest rates move constantly. The way to secure your Interest Rate and fees is to have us lock your loan. Once locked, you are agreeing to close your loan within a certain period of time and at a certain interest rate. If you instruct us to lock your loan we can explain to you the Interest Rate and Fees you will pay.

By signing below, I/we hereby acknowledge:

- I/we have read this Disclosure in its entirety;
- I/we understand the information contained herein and have had the opportunity to ask any questions, or seek any legal or other counsel;
- I/we understand that signing this Disclosure creates no obligation to obtain a loan through any particular person or company;
- I/we have not expressed an interest in any other Loan Type except for Loan Types for which a Loan Options Disclosure has been presented.

Signature Date

Signature Date

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