

TEXAS MORTGAGE BROKER/LOAN OFFICER DISCLOSURE

Property Address: _____

Mortgage Broker or Loan Officer: _____

License Number: _____

The information in this disclosure is provided to clarify the nature of our relationship, my duties to you, and how I am to be compensated as a Mortgage Broker or Loan Officer. This disclosure is a requirement of the Texas Mortgage Broker License Act.

Since I may be working for a company, references to "we" or "us" refer to me and any company for which I am working.

Check ALL that apply

Duties and Nature of Relationship

You, the applicant(s), have applied with us for a residential mortgage loan.

We will submit your loan application to a participating lender which we may from time to time contract upon such terms as you may request or a lender may require. In connection with this mortgage loan, we are acting as an independent contractor and not as your agent. We will enter into separate independent contractor agreements with various lenders. While we will seek to assist you in meeting your financial needs, we do not distribute the products of all lenders or investors in the market and cannot guarantee the lowest or best terms available in the market.

In connection with this mortgage loan, we are acting as an independent contractor and not as your agent. We will make your loan ourselves. We may either sell the loan to an investor or retain it. (You will receive a separate disclosure as to how we will handle servicing rights on any such loan.) We have a number of established independent contractor relationships with various investors to whom we sell closed loans. We are not an agent for any such investor in connection with the sale of a loan. While we will seek to assist you in meeting your financial needs, we cannot guarantee the lowest or best terms available in the market.

We will be acting as follows:

How we will be compensated

The retail price we offer you - your interest rate, total points, and fees - will include our compensation. In some cases we may be paid all or part of our compensation by you or by the lender or investor. Alternatively, we may be paid a portion of our compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees. Also, in some cases, if you would rather pay less up-front, you

may be able to pay a higher rate, in which case some or all of my compensation will be paid by the lender. We also may be paid by the lender based on other goods, services, or facilities performed or provided by us to the lender.

(✓) Our pricing for your loan is based upon current wholesale options available to us in the secondary market where closed loans are sold. Fees charged directly to you by us may vary depending on the type of loan for which you have applied.

At the time of this disclosure, we are receiving \$ 51.32 in fees. The services for which these fees are being charged include the following:

- (✓) Application fee \$ 51.32
- () Processing fee \$ _____
- () Appraisal Fee \$ _____
- () Credit report fee \$ _____
- () Automated underwriting fee \$ _____

Other (list):

_____ \$ _____

_____ \$ _____

Of this amount, \$ 51.32 is not refundable under any conditions.

The remainder of this amount will not be subject to refund at any time after we have ordered or obtained the services for which such fees are being collected.

The estimated fees which we will charge will be as shown on the good faith estimate which we are providing to you now or which we will provide you within three (3) days in accordance with the requirements of the Real Estate Settlement Procedures Act and its implementing regulations.

COMPLAINTS REGARDING MORTGAGE BROKERS OR LOAN OFFICERS SHOULD BE SIGNED AND SHOULD BE SENT TO THE TEXAS SAVINGS AND LOAN DEPARTMENT, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TEXAS 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 1-877-276-5550.

Applicant(s)

Mortgage Broker/Loan Officer

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

Signed: _____

Name: _____

Date: _____

Borrower Signature Authorization

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

Part I - General Information

1. Borrower		2. Name and address of Lender/Broker BROKERS FUNDING CORP 505 EAST HUNTLAND SUITE 600 AUSTIN, TX 78752 TEL: 512-275-0580 FAX: 512-275-0588	
3. Date	4. Loan Number		

Part II - Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

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

Borrower

Date

BROKERS FUNDING CORP.

505 EAST HUNTLAND DRIVE, SUITE 600
AUSTIN, TX 78752
OFFICE: 512-275-0580 FAX: 512-275-0588

CREDIT CARD AUTHORIZATION FORM

ACCT. EXECUTIVE: Ginger Voyles

DATE: _____

DESCRIPTION: APPLICATION FEE

CLIENTS NAME
(AS IT APPEARS ON C.C.) _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE #: _____

CIRCLE C.C. TYPE: VISA M/C

C.C. # _____ EXP. DATE: _____

CVV2: _____ (LAST 3 DIGITS BACK OF VISA / MC)

AMOUNT: 51.32

ACCT EXECUTIVE: Ginger Voyles

LOAN OFFICER: _____

SINCERELY,

BROKERS FUNDING CORPORATION

REQUIRED DOCUMENTS

(to be given to prospective buyer for their information and use)

1. **UP FRONT FEES \$51.32 APPLICATION FEE (CLEARED FUNDS ONLY – MONEY ORDER OR DEBIT/CREDIT CARD ONLY – CHECKS NOT ACCEPTED)**
2. **SIGNED BORROWER'S AUTHORIZATION FORM**
3. **SIGNED BROKERS DISCLOSURE STATEMENT OF THE \$51.32 APP FEE**
4. **SIGNED BROKERS DISCLOSURE STATEMENT OF THE \$425 APPRAISAL FEE**
5. **COPIES OF 2001 AND 2002 W2'S**
6. **CURRENT PAY STUBS (1 COMPLETE MONTH)**
7. **COPY OF LEASE AGREEMENT INCLUDING NAME AND FAX OF LANDLORD**
8. **THREE MONTHS OF BANK STATEMENTS (ALL PAGES)**
9. **DIVORCE DECREE (IF APPLICABLE)**
10. **PROOF OF CHILD SUPPORT (3-24 MONTHS IF APPLICABLE)**
11. **BK DISCHARGE PAPERS (IF APPLICABLE)**
12. **SOCIAL SECURITY, RETIREMENT, AND DISABILITY PROOF OF INCOME (IF APPLICABLE)**
13. **PROOF OF LIQUID ASSETS (STOCKS, BONDS, INS., MUTUAL FUNDS)**
14. **COPIES OF PICTURE ID'S & SS CARD (NUMBERS ONLY NOT ACCEPTED)**
15. **SURVEY (MUST BE ACCEPTED BY TITLE COMPANY)**
16. **NAME AND NUMBER OF PREFERRED HAZARD INSURANCE COMPANY**
17. **DD-214 ELIGIBILITY FORM (For VA Loans only)**
18. **NAME AND FAX NUMBER OF EMPLOYER'S HR CONTACT FOR VOE**
19. **LETTER(S) OF EXPLANATION FOR DEROGATORY CREDIT (IF APPLICABLE)**
20. **AFTER SALES CONTRACT SIGNED BY BOTH SELLER AND BUYER, APPRAISAL FEE \$425.00 (CLEARED FUNDS ONLY – MONEY ORDER OR DEBIT/CREDIT CARD ONLY – CHECKS NOT ACCEPTED).**

ADDITIONAL REQUIRED DOCS FOR SELF EMPLOYED BORROWER

1. **3 MONTHS BUSSINESS BANK STATEMENTS (ALL PAGES)**
2. **UP TO DATE P&L STATEMENT**
3. **COPY OF CPA LETTER SHOWING LENGTH OF TIME IN BUSINESS –THE KEY HERE IS THAT THE LETTER SHOULD INDICATE A CONTINUITY OF THE TYPE OF WORK THAT WAS DONE AS SELF EMPLOYED**
4. **DBA**
5. **01/02 TAX RETURNS – ALL PAGES**

STREAM LINE REFINANCE

1. **TRUTH AND LENDING STATEMENT FROM EXISTING MORTGAGE**
2. **CURRENT MONTHLY MORTGAGE STATEMENT**
3. **COUNTY TAX APPRAISAL LETTER**
4. **HUD 1 STATEMENT**
5. **NOTE**
6. **SURVEY**
7. **DECLARATION PAGE FOR HOMEOWNERS INSURANCE**

In most cases there will be additional information requested, and your assistance in providing us with these items assures the underwriter of meeting any deadlines that may be present. It is very important that constant communication take place, therefore a phone number and an e-mail address that you are readily available at be provided. Please be advised that it will be the borrower's responsibility to make payment arrangements for any third party fees...i.e. Appraisal, survey, home inspection, and termite inspection.

**Ginger Voyles
Brokers Funding Corporation
"Innovative Mortgage Solutions"**

**512-381-4782 Office
512-630-3638 Mobile
ginger@brokersfunding.com**