



MORTGAGE LOAN ORIGATION AGREEMENT

You, (the applicant), agree to enter into this Mortgage Loan Origination Agreement with U.S. Mortgage Home Loan Center as an independent contractor to apply for a residential/commercial mortgage loan from a participating lender with which we from time to time contract upon such terms and conditions as you may request or a lender may require. You inquired into mortgage financing with U. S. Mortgage Home Loan Center on _____(date). U.S. Mortgage Home Loan Center loans are made pursuant to a Department of Corporations California Finance Lenders License.

SECTION 1. NATURE OF RELATIONSHIP. 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 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 price or best terms available in the market.

SECTION 2. OUR COMPENSATION. The lender whose loan products we distribute generally provide their loan products to us at a wholesale rate. The retail price we offer you- -your interest rate, total points and fees- -will include our compensation. Our standard broker and processing fees allow us to search lenders for the best rates and terms. However, in the event that the loan file has to be submitted to more than one lender and/or additional work is required to complete the loan, we reserve the right to increase our broker fee in proportion to the additional submissions and/or work performed. In some cases, either you or the lender may pay us all of our compensation. 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 less up-front, you may be able to pay some or all of our compensation indirectly through a higher interest rate in which case we will be paid directly by the lender. We also may be paid by the lender based on (i) the value of the mortgage loan or related servicing rights in the market place (ii) other services, goods or facilities performed or provided by us to the lender.

NOT LOCKED INTEREST RATE, POINTS OR FEES (DISCLOSURE)

You, the applicant, may lock your loan at any time provided your loan application has been received in our office and we have your credit and appraisal checks, and/or credit card authorization. However, there is a charge for an extended lock depending on the length of the lock, the type of loan program, and the size of the loan. This extended lock option is charged to the applicant by paying points and/or a higher interest rate. An applicant may stop the loan process at any time to seek out another broker, banker, or lender without any obligation, except the appraisal and credit report fees which were paid to a third party. An applicant will continually receive updates by the loan officer. Consecutive good faith estimates will be sent to the applicant in the mail or in person at the beginning of the transaction, at locking time, and again at the signing of final loan documents. In addition, when you decide to lock you are acknowledging that you will hold U.S. Mortgage Home Loan Center harmless in the event of the lock expiring. You, the applicant, understand that signing an application or other documents in connection with applying for a loan with U.S. Mortgage Home Loan Center does not mean or imply that there is a commitment on the part of U.S. Home Loan Mortgage Center to grant the applicant such a loan. You, the applicant, are voluntarily making an application for a loan and regardless of the outcome of this application, the \$_____ being paid to a credit bureau for a credit report, the \$_____ being paid for an appraisal and the \$_____ being paid for the flood certification is non-refundable. These fees represent up front payment to the credit bureau and appraiser, which are required to evaluate your credit worthiness and value of your property. U.S. Mortgage Home Loan Center is authorized to pay these fees out of its' trust account or pass through journal, or to pass the funds on to the appropriate parties.

I HAVE READ AND UNDERSTAND THIS DISCLOSURE.

By signing below, applicant(s) acknowledge receipt of a copy of this signed Agreement.

Applicant

Date

Co-Applicant

Date

Loan Officer

Date



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