

CALIFORNIA ADVANCE FEE DISCLOSURE

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

License #:

License #:

NMLS ID #:

NMLS ID #:

This disclosure is provided to you pursuant to Cal. Code of Regulations Tit. 10 § 2970.

SECTION I: NATURE OF RELATIONSHIP

In connection with this mortgage loan we, the _____ shall assist you, the borrower, in obtaining a satisfactory mortgage loan on your behalf, and for compensation will perform services normally and customarily performed in connection with the origination of mortgage loans.

- We cannot guarantee that it offers the lowest price or best terms available in the marketplace.
- Services will include:
 - Taking information from you and filling out the application
 - Analyzing your income/debt and pre-qualifying you to determine the maximum mortgage you can afford.
 - Collecting financial information and related documents
 - Verifying employment and assets
 - Verifying mortgage and rental histories
 - Ordering appraisals, inspections, flood certification and preliminary; title reports

- NOTE THAT WE **CANNOT GUARANTEE** THAT YOU WILL OBTAIN A LOAN.
- We will provide these services by

SECTION II: ADVANCE FEES

- In exchange for the services detailed above, we may collect fees from you before you obtain a loan. These fees, collectively, are known as "advance fees." You agree to pay these Advance Fees in connection with processing your loan.
- A Credit Report Fee, in the amount of _____ must be paid at time of application. This fee may be paid to third parties for services in connection with your loan and is based on our good faith estimate of its cost.
- Additional fees, such as Appraisal Fees, may be collected from you in advance of closing. These additional advance fees will be set forth in the federal

