VERMONT BROKER/PROSPECTIVE BORROWER AGREEMENT

Prospective Borrower Name(s): Broker:

Property Address: Date:

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1. _____, acting in a brokerage capacity will provide the following services in assisting Prospective Borrower(s) to secure financing for the above-referenced property: mortgage program explanations; application completion assistance; loan commitment acceptance coordination. _____ Will not be making the loan to Prospective Borrower(s):

2. _____ represents the interests of Prospective Borrower(s) while performing the above services. The services are consultative only. Prospective Borrower(s) will rely on his/her/their judgment in deciding which available loan product best suits Prospective Borrower(s) needs and financial means. Prospective Borrower(s) is/are not relying on _____ to select a product for him/her/them.

3. _____ is charging Prospective Borrower(s) a fee to arrange a mortgage loan from a mortgage lender. _____'s maximum fee that Prospective Borrower(s) will pay will be $ _____ or _____% of the loan amount. Prospective Borrower(s) will also pay an application fee of $ _____ and fees for other services. These fees will/will not be refunded.

4. _____ will be receiving a fee or other compensation from the lender for arranging this loan. The fee will be not more than _____ % of the loan amount.

5. Prospective Borrower(s) and _____ Agree to the above terms and conditions. Prospective Borrower(s) authorize(s) the release of all information required by the lender relating to the disposition and status of the mortgage application.

_____		_____	
Prospective Borrower	Date	Prospective Borrower	Date
_____		_____	
Prospective Borrower	Date	Prospective Borrower	Date
_____		_____	
Mortgage Broker, its Authorized Representative		Date	