

Loan Broker name
Loan Broker Address
Account Number
Loan Number (If applicable)
Applicant name
Applicant Mailing Address

INDIANA LOAN BROKER AGREEMENT

In this disclosure “I/we/us” refers to the Loan Broker, “you/your” refers to the customer.

This disclosure is required by Indiana law. All parties are required to sign this agreement

SECTION 1. NATURE OF RELATIONSHIP. In connection with this mortgage loan:

- The Loan Broker may act as an independent contractor and not as your agent. Communicate any uncertainties you may have about the nature of your relationship to your Loan Broker.
- The Loan Broker has entered into separate independent contractor agreements with various lenders.
- While the Loan Broker seeks to assist you in meeting your financial needs, it does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or the best terms available in the market.

SECTION 2. OUR COMPENSATION. The lenders whose loan products are distributed by the Loan Broker generally provide their loan products to the mortgage broker at a wholesale rate.

- The retail price a Loan Broker offers you---your interest rate, total points and fees---will include the Loan Broker’s compensation.
- The lender will pay the Loan Broker all of its compensation. The Loan Broker may also be paid by the lender based on (i) the value of the Mortgage Loan or the related servicing rights in the market place or (ii) other services, goods, or facilities performed or provided by the mortgage broker to the lender.
- A brokerage fee of \$ 250.00 will be paid directly by your lender to Broker and you will not need to pay this out of your own funds. This amount may change prior to your loan closing in which event Broker will redisclose this amount to you.

SECTION 3. COPY OF LOAN BROKER AGREEMENT AND OTHER DISCLOSURES

I/we will provide you with a signed copy of this loan broker agreement as well as any other documents that are incorporated into this Loan Broker Agreement.

SECTION 4. ADDITIONAL DISCLOSURES REQUIRED BY INDIANA LAW

1. Your loan application has been provided to _____.
[Broker to fill in name and address of lender]

2. A non-refundable fee in the amount of \$ 350.00 will be collected from you. The fee you will pay is remitted to the lender and covers the costs associated with processing your loan application including obtaining and reviewing information needed to finalize your loan application. This fee will be applied to your closing costs at closing. If your loan application is declined, all funds except \$ 350.00 will be returned to you. All other fees will be retained by the lender to cover actual costs incurred. If you cancel your loan application, any fees paid up-front are non-refundable.

By signing below, applicant(s) acknowledge receipt of a copy of this signed Agreement and accepts the terms and conditions outlined in this Agreement.

Applicant name Date

Applicant name Date

Loan Broker name Date

Applicant name Date

Applicant name Date