

Competitive Best Retail Brokerage Agreement:

Borrower(s) each agree to their choice of employment of No Bull Mortgage for the purposes of acquiring a loan. The following definitions encapsulate the relationship now being made,

- Mutually agreed upon independent origination fee (determined after initial submission of all borrower documentation, typically from 1% to 3%, depending on complexity.)
- Proposed origination fee is considered accepted by borrowers upon date of signed Good Faith Estimate.
- No Bull Mortgage will provide “Best Loan Pricing” compared to any identified lender’s best verified offer (or refund the difference at closing.) Upon your order to lock, we will make a telephone verification to any licensed lender selected by you to make sure we are at or better than the best publicly offered, lockable retail rate at that point in time.
- Any broker or lender discount/rebate points associated with the locked rate as agreed between the borrower and the broker will result in the cost or benefit to the broker, not the borrower. The borrower is assured the rate and total fee structure as agreed and locked, without regard to the cost distribution between lender and broker.
- Borrower is free to cancel at any time (up to purchase contract acceptance, for buyers) with no obligation to the Broker whatsoever, and is only responsible for non-refundable 3rd party services such as credit reports, appraisal, title cancellation fees (if any,) etc.
- IN PURCHASE FINANCING ONLY: Upon acceptance by buyer and seller of purchase agreement, this loan origination agreement is exclusive and binding. In the case that a sale fails to close, this agreement survives and the carry-through of brokerage contract to a different home will NOT incur a cancellation fee. In the case of borrower cancellation of brokerage contract after initial buyer/seller sale agreement, the broker is due 1% of loan applied for.

Borrower/s are provided with additional agreement documents and disclosures, and understand their loan application will only be analyzed and become active only upon authorization of the above brokerage retainer agreement.

Borrower

Date

Borrower

Date