

No Bull Mortgage
National Mortgage Broker

Brokerage Relationship Selection Disclosure

Borrower/s each agree that they have fully been made aware and understand their choice of employment of No Bull Mortgage for the purposes of acquiring a loan. The following definitions encapsulate the choices now being made,
(Please select and initial ONE ONLY;)

(initials) _____
(initials) **Transparent Wholesale Brokerage Agreement:**

- Mutually agreed upon professional representation fee (determined after initial submission of all borrower documentation, typically from 1% to 3%, depending on complexity.)
- Proposed fee considered accepted by borrowers upon date of signed Wholesale Brokerage Agreement.
- Borrower retains access to wholesale pricing without restriction and retains any and all lender incentives, rebates or savings over retail pricing,
- Borrower determines use of Lender Incentives or Rebate, if any,
- Borrower determines general time of rate lock,
- Borrower selects from wholesale lenders and service providers recommended by broker,
- Borrower agrees to exclusive relationship with broker,
- Broker is deemed as having earned fee at point of borrower credit approval,
- Broker is paid 1% of loan applied for in case of cancellation of contract prior to approval, EXCEPT when real estate transaction terminates beyond the borrower's control.

(initials) _____
(initials) **Competitive Best Retail Brokerage Agreement:**

- Mutually agreed upon independent brokerage fee (determined after initial submission of all borrower documentation, typically from 1% to 3%, depending on complexity.)
- Proposed origination fee 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, etc.
- IN PURCHASE FINANCING ONLY: Broker is paid 1% of loan applied for in case of cancellation of brokerage contract after acceptance by buyer and seller of purchase agreement. The carry-through of brokerage contract to a different home will NOT break the contract nor incur a cancellation fee.

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

Borrower

Date

Borrower

Date