



## MORTGAGE LOAN ORIGATION AGREEMENT

You agree to enter into this Mortgage Loan Origination Agreement with **Integral Mortgage Company** as an independent contractor to apply for a residential mortgage loan from a participating lender with which we from time to time contract upon such terms and conditions as you may request or a lender may require. **Integral Mortgage Company** is licensed and registered as a "Mortgage Broker/Lender" under the laws of the State of Maryland and State of Virginia. We collect a fee for acting as a mortgage loan broker or perform any mortgage brokerage services on your behalf. We are not a mortgage lender and we do not provide credit. The lenders have asked that this form be furnished to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning your application.

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

- The mortgage broker may be acting as an independent contractor and not as your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
- The mortgage broker has separate independent contract agreements with various lenders.
- While the mortgage 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 best terms available in the market.

**SECTION 2. BROKER COMPENSATION.** Lenders generally provide their loan products to the mortgage broker at a wholesale rate.

- The retail price a mortgage broker offers you —your interest rate, total points and fees —will include the broker’s compensation. Such compensation will be \_\_\_\_\_% or of your loan amount, plus a processing fee of \$395 and an application fee of \$235.
- In some cases, the mortgage broker may be paid all of its compensation either by you, or by the lender.
- Alternatively, both you and the lender may pay the mortgage broker a portion of its compensation. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
- In other cases, if you would rather pay lower up-front points and fees, you may wish to have some or all of the broker’s fees paid directly by the lender. This will result in a higher interest rate on your loan and higher monthly loan payments that you would otherwise be required to pay.
- The mortgage broker also may be paid by the lender based on (i) the value of the mortgage loan or related servicing rights in the market place, or (ii) other services, goods or facilities performed or provided by the mortgage broker to the lender.
- The amount of fees and charges that you pay in the connection with your loan, including broker compensation, will be estimated on your Good Faith Estimate and the final amounts will be disclosed on your HUD-1 or HUD-A Settlement Statement.
- We work with a number of investors; however, we do not represent all lenders in the marketplace. We believe we have found for you the best available interest rate and terms for your financial needs; however, you are free to seek a loan without our assistance.

**By signing below, each applicant acknowledges that you have read, understand and have received a copy of this document.**

INTEGRAL MORTGAGE COMPANY  
Mortgage Loan Broker/Lender

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Loan Officer \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_