



BROKER DISCLOSURE AGREEMENT

AXIS MORTGAGE & FINANCE and **AXIS REALTY & INVESTMENTS** are registered trade names of the Broker who holds a real estate broker license from the California Department of Real Estate. This disclosure is to serve as a notice to all parties to this transaction that the real estate brokerage and the mortgage brokerage are under the same ownership. As a result, Broker or its agents for originating and processing the loan in this transaction will also receive compensation.

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

- A. 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.
- B. The mortgage broker has entered into separate independent contractor agreements with various lenders.
- C. 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 II – THE MORTGAGE BROKER'S COMPENSATION. The lenders whose loan products are distributed by the mortgage broker generally provide their loan products to the mortgage broker at a wholesale rate.

- A. The retail price a mortgage broker offers you-your interests rate, local points and fees-will include the mortgage broker's compensation.
- B. In some cases, the mortgage broker may be paid all of its compensation either by you or the lender.
- C. Alternately, 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.
- D. Also, in some cases, if you would rather pay less up-front, you wish to have some or all of the mortgage broker's fees paid directly by the lender, which will result in a higher interest rate and higher monthly payments than you otherwise would be required to pay.
- E. The mortgage broker may also be paid by the lender based on (i) the value of the mortgage loan or the related servicing rights in the marker place or (ii) other services, goods or facilities performed or provided by the mortgage broker to the lender.

You may work with mortgage broker to select the method in which it receives its compensation depending on your financial needs, subject to the lender's program requirements and credit underwriting guidelines.

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicant(s) acknowledge that you have read and understand this document. You also acknowledge that you have received a copy of this document.

	Print Name	Signature	Date
Applicant 1	_____	_____	_____
Applicant 2	_____	_____	_____