



HOME MORTGAGE PROFESSIONALS

820 Piilani Street, Suite 102 * Hilo, HI 96720-4600
Phone 808-935-9775 * Fax 808-935-9794 * Toll-free 1-866-935-9775

MORTGAGE LOAN ORIGATION AGREEMENT

You, the applicant(s), agree to enter into this Mortgage Loan Origination Agreement with Home Mortgage Professionals Inc. (broker name) 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. You inquired into mortgage financing with Home Mortgage Professionals Inc. (broker name) on _____(date). We are licensed as a "Mortgage Broker" under the laws of the state of Hawaii (state).

SECTION 1. NATURE OF RELATIONSHIP. In connection with this mortgage loan we are acting as an independent contractor and not as your agent. We will enter into separate independent contract agreements with various lenders. While we seek to assist you in meeting your financial needs, we do 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. SERVICES PROVIDED. Services provided by us can include, but are not limited to: Arranging for a conditional mortgage loan commitment between Borrower and Lender. Taking the mortgage loan application. Assembling information. Processing the mortgage loan file including verifying the information. Preparing all paperwork and documentation necessary for a conditional mortgage loan commitment. Reviewing, analyzing and evaluating borrower financial statements, income and credit history. Incidental services utilized in arranging for and procuring a conditional loan commitment including mail and long distance telephone charges.

SECTION 3. OUR COMPENSATION. The lenders whose loan products we distribute generally provide their loan products to us at a wholesale rate. The retail price we offer you – your interest rate and total points and fees – will include our compensation. Alternatively, we may be paid a portion of our compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees. Also, in some cases, if you would rather pay less up-front, you may be able to pay some or all of our compensation indirectly through a higher interest rate in which case we will be paid directly by the lender. We 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 us to the lender.

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

By signing below, the Broker certifies that the Borrower(s) will not be assessed any fee(s) associated with the loan transaction, other than the credit report fee, prior to the Borrower's receipt of the initial disclosures from the mortgagee lender.

Broker or Authorized Agent Signature: _____

Print Name: _____

Home Mortgage Professionals Inc. _____

Address: 820 Piilani Street, Suite 102 _____

Hilo, Hawaii 96720 _____

By signing below, applicant(s) acknowledge receipt of a copy of this signed Agreement.

Borrower 1: _____ Borrower 2: _____

Print Name: _____ Print Name: _____

Date: ____/____/____ Address: _____