

**PRE-APPLICATION DISCLOSURE AND FEE AGREEMENT FOR
MORTGAGE BANKERS**

Date:	Loan No:
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Borrower: _____ **Lender:** AFG Mortgage
Property Address: _____ **Address:** 7 Bala Avenue, Suite 108
Bala Cynwyd, PA 19004
Telephone: (610) 668-2745
Fax: (610) 668-8142

This disclosure is provided pursuant to New York law (N.Y Comp. Codes R. & Regs. tit 3, §38.3(b)).

In the following disclosure, I=applicant; you=lender.

I understand that I am required to pay the following fees at application: **[INSTRUCTION - There can only be one application fee. If the broker charges an application fee, the lender cannot charge an application fee. The application fee may include the cost of processing the loan.]**

- Application fee \$ _____
- Property appraisal fee * \$ _____
- Credit report fee * \$ _____

* The property appraisal fee and the credit report fee are estimates of the actual cost of the services. Should the actual costs exceed the estimate, I understand that I will be billed and will pay the shortfall at or prior to closing.

[INSTRUCTION: If the application fee is not refundable, you should disclose this fact to the consumer in the space designated for the description of when the application fee is refundable. If the application fee is refundable under certain circumstances, you should describe those circumstances in the space designated for the description of when the application fee is refundable.]

- the application fee is refundable if _____.
- the credit report and appraisal fees are non-refundable except that amounts collected in excess of the actual cost will be refunded. If the credit report and appraisal have not been done, the fees will be refunded in full.

PROCESSING FEE:

Processing Fee \$ _____

[INSTRUCTION: If the application fee does not include the cost of processing the loan, there may be a separate processing fee that cannot be paid at application. There can only be one processing fee. If the broker charges a processing fee, the lender cannot charge a processing fee. The application fee and the processing fee may be shared between bankers and brokers provided it is properly disclosed.]

COMMITMENTS:

[] You do not routinely assign commitments in your name to third parties.

[] You routinely assign commitments in your name to third parties. You will assign my commitment to _____ (“Third Party”), located at _____ and you will ___ pay and/or ___ receive as payment \$_____ to/from the Third Party. In return for assignment of the commitment, the Third Party will perform the following services:

PREPAYMENT PENALTIES:

I understand that certain mortgage products impose a prepayment penalty on the borrower. You will disclose the amount of, or the formula for calculating, the prepayment penalty, if any, and the terms of the prepayment penalty, if any, as soon as you know them.

APPLICATION QUESTIONS:

I understand that I may address questions or comments about my application to _____ at _____ or by email at _____. If I live more than 50 miles from the office at which my file is being processed, I may call you at 1-800 _____, or if unavailable, I may call you collect.

By signing below, I acknowledge receipt of a copy of this pre-application disclosure.

** Applicant _____ Date _____
Signature

** Applicant _____ Date _____
Signature

Interviewer _____ Date _____
Signature

Interviewer Name & Title _____

** Do not sign this form if spaces are left blank.