

# DISCLOSURE OF MORTGAGE LOAN ORIGINATOR FEES

By a Sales Transaction Broker  
(Calif. Bus & P C §§10176(g), 10177.6; DRE Reg. 2903, 2904)

**NOTE:** This form is used by a broker when earning a fee as a transaction agent in a sale of property and expecting a further fee for services as a mortgage loan originator, to disclose to all parties the source and amount of the mortgage-related fee.

**DATE:** \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, California.  
*Items left blank or unchecked are not applicable.*

**FACTS:**

1. This disclosure is made in connection with the following agreement:

- Purchase Agreement       Exchange Agreement
- Lease Agreement       \_\_\_\_\_

1.1 dated \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, California,  
1.2 entered into by \_\_\_\_\_, as the Buyer,  
1.3 and \_\_\_\_\_, as the Seller,  
1.4 regarding real estate referred to as \_\_\_\_\_.

2. This disclosure is made to the following participants:

Buyer: \_\_\_\_\_  
Seller: \_\_\_\_\_  
Lender: \_\_\_\_\_

**MORTGAGE LOAN ORIGATION RELATED TO THE SALES TRANSACTION:**

3. Purpose of the loan:

- Purchase-assist funds       Assignment of carryback trust deed.
- Junior financing       \_\_\_\_\_

3.1 Amount of the mortgage to be originated: \$ \_\_\_\_\_

**DISCLOSURE OF MORTGAGE LOAN ORIGINATOR COMPENSATION:**

4. Broker will receive a fee under the referenced agreement as a Transaction Broker. Further, Broker will receive a separate additional fee for arranging financing as a mortgage loan broker in connection with the transaction.

| 5. Source of compensation<br>(Lender, Seller, etc.) | Form<br>(Cash, Membership, etc.) | Amount<br>(Dollar Values) |
|---|----------------------------------|---------------------------|
| _____   | _____                            | \$ _____                  |

6. Other disclosures of direct or indirect compensation or economic benefits may have previously been made, for other compensation, controlled business arrangements, dual agency and conflicts of interest. [See RPI Forms 119, 519 and 527]

**7. Broker: I certify that the above information is true and correct.**

Date: \_\_\_\_\_, 20\_\_\_\_      Broker's Name: \_\_\_\_\_  
DRE #: \_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_

**8. Buyer: I have received a copy of this disclosure.**

See attached Signature Page Addendum [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_      Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_      Signature: \_\_\_\_\_

**9. Seller: I have received a copy of this disclosure.**

See attached Signature Page Addendum [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_      Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_      Signature: \_\_\_\_\_

**10. Lender: I have received a copy of this disclosure.**

See attached Signature Page Addendum [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_      Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_      Signature: \_\_\_\_\_