

Licensee Information Disclosure

(Rule 50.01 IDAPA 12.01.10.50.01)

Source Mortgage, Inc.	208-938-2228		
Licensee Name	Home/Main Office Phone Number		
531 S Fitness Place	Eagle	ID	83616
Home/Main Office Address	City	State	Zip

Please Review your mortgage loan application for address and contact information specific to the origination branch and mortgage loan originator.

Source Mortgage Inc. is acting as an independent contracted **Mortgage Broker**

Licensee shall use its best efforts to obtain a satisfactory mortgage loan or loan modification commitment on behalf of/for BORROWER, and for compensation will perform services normally and customarily performed in connection with the origination of mortgage loans or mortgage loan modifications. These services may include the following:

- taking information from the borrower and filling out the application or similar applicable form;
- analyzing the prospective borrower income/debt and pre-qualifying to determine the mortgage said borrower can afford;
- educating the prospective borrower in the mortgage financing process, including but not limited to, loan products, closing costs, monthly payments and post-closing changes to rate/payment if applicable;
- collecting financial information and related documents;
- verifying employment and assets;
- verifying mortgage and rental histories;
- ordering appraisals, inspections, flood certifications and preliminary title reports;
- providing disclosures such as, but not limited to, good faith estimates, truth in lending statements and privacy policies;
- ordering credit reports and assisting in understanding credit problems, credit scores and their affect on the financing request;
- maintaining contact with the borrower and their designated parties to keep them apprised of the status of the application;
- ordering and satisfying conditions of a loan or modification approval;
- ordering/preparing closing documents;
- explaining, in detail, any and all compensation received by Licensee

BORROWER agrees to the following

- provide LICENSEE true, complete and accurate information upon request
- to secure any information or documentation that LICENSEE may not be able to obtain due to policies of employers, lending agencies, government agencies, etc.
- agrees to pay costs associated with securing said information, if any

BORROWER acknowledges that

- acceptance and processing of an application does not constitute a commitment to lend or modify, nor does it constitute an approval of said application
- the terms and conditions requested may be available at the time of application, but that they may change without notice and that BORROWER(S)' application may not meet the requirements for those terms and conditions

BORROWER understands that the application may be cancelled **in writing** at any time. However, if third party costs have been incurred by the LICENSEE, such as appraisal or credit report, BORROWER agrees to reimburse the LICENSEE for said third party costs upon receipt of a written itemized statement of costs incurred. The LICENSEE acknowledges that if it is unable to obtain a satisfactory commitment for BORROWER, within three (3) business days of receiving a written cancellation from BORROWER and the receipt of any third party cost reimbursement, such as appraisal or credit report costs, LICENSEE will assign all rights, title and interest in the appraisal, and transmit said appraisal and any documentation provided by the BORROWER, to the licensed or exempt COMPANY requested by BORROWER.

Any COMPLAINT regarding this transaction shall need to be filed in writing with the Licensee, or the Idaho Department of Finance, P.O. Box 83720, Boise, Idaho 83720-0031. Complaint forms may be obtained on the internet at <http://finance.idaho.gov> or if preferred to receive by mail, by calling (208) 332-8002.