

PENNSYLVANIA FEE DISCLOSURE

Borrower(s):

Date:

Loan Number:

Property Address:

Lender/Broker:

Loan Originator:

This disclosure is provided to you pursuant to the Mortgage Licensing Act, 7 Pa. Cons. Stat. § 6121 (10).

All fees paid to third parties for services in connection with your loan, whether collected from you at time of application or subsequently, are nonrefundable unless the third-party service is not provided or unless federal law requires a refund (see below). All other fees paid by you will be refunded if a mortgage loan is not produced within the time specified by Lender/Broker at the rate, term, and overall cost agreed to by you. However, if the failure to produce the loan is due solely to (i) your negligence; (ii) your refusal to accept and close on a loan commitment; or (iii) your refusal or inability to provide us with information necessary for processing the loan, including but not limited to, employment verifications and verifications of deposits, then such fees are also nonrefundable unless federal law requires a refund (see below).

Federal law permits consumers to cancel (rescind) certain mortgage loans within three business days after closing. If this loan is a rescindable loan and you exercise the right to cancel within three business days after closing, all fees will be refunded. In addition, if you are applying for a home equity line of credit (HELOC) and certain terms change before the plan is opened, federal law requires the Lender/Broker to refund all fees you have paid if you elect not to open the plan as a result.

This disclosure does not constitute approval of your loan application or a commitment to make a loan.

ACKNOWLEDGEMENT

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.