

WISCONSIN DISCLOSURE STATEMENT

Borrower(s):

Date:

Loan Number:

Property Address:

Broker:

Loan Originator:

DISCLOSURE STATEMENT

In this disclosure statement, YOU,

are referred to as "the applicant" or "you," and WE,

are referred to as "the mortgage broker company," or "we," or "us."

This disclosure statement is provided to you to: 1) identify the nature of our relationship; 2) identify the services we provide; 3) identify the duties we owe to you; and 4) explain how we will be compensated under the proposed contract or agreement. This form is required pursuant to s. 224.79(2), Wisconsin Statutes.

1. Nature of Relationship: The mortgage broker company, at all times when acting in the capacity of a mortgage broker, has an agency relationship with the applicant.

2. Services: You are considering entering into a contract with us, wherein we will agree to provide brokerage services relating to a residential mortgage loan you are seeking. If you enter into the contract, we will attempt to find you a residential mortgage loan by submitting your loan application to a participating lender or 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 or best terms available in the market.

You acknowledge that prior to paying any fees or completing an application, you were advised that our services as a mortgage broker are advisory and administrative in nature and, therefore, we are not authorized to make mortgage loans or loan commitments.

3. Duties: The mortgage broker company owes the applicant all of the following duties:

A. The mortgage broker company shall act in the applicant's best interest and in the utmost good faith toward the applicant, and may not compromise the applicant's rights or interests in favor of another's rights or interests, including those of the mortgage broker company.

B. The mortgage broker company may not accept, give, or charge any undisclosed compensation or realize any undisclosed remuneration, through direct or indirect means, that inures to the benefit of the mortgage broker company on an expenditure made for the applicant.

C. The mortgage broker company shall carry out all lawful instructions given by the applicant.

D. The mortgage broker company shall disclose to the applicant all material facts of which the mortgage broker company has knowledge that might reasonably affect the applicant's rights or interests or ability to receive the applicant's intended benefit from the residential mortgage loan, but not facts that are reasonably susceptible to the knowledge of the applicant.

E. The mortgage broker company shall present loan options in an objective and unbiased manner and disclose the advantages and disadvantages of each loan option.

F. The mortgage broker company shall use reasonable care in performing the mortgage broker's duties.

G. The mortgage broker company shall account to the applicant for all money and property received by the mortgage broker company as the applicant's agent.

4. Compensation:

The retail price we offer you – your interest rate, total points and fees – will include our compensation. In some cases, we may be paid our compensation by you or by the lender or investor.

ACKNOWLEDGEMENT

By signing below, you acknowledge receipt of a copy of this disclosure statement and acknowledge you have read and understand the statement.