



Colorado Mortgage Broker Compensation Disclosure Form

Pursuant to § 12-61-914(2)(c) and 4, Colorado Revised Statutes

Mortgage Broker: _____
 Borrower: _____ Co-Borrower: _____
 Property Address: _____
 Loan Number: _____
 Date: _____

This disclosure provides information about the total compensation and commission that is paid, including compensation paid by the funding lender, as the result of the closing of your mortgage loan. This disclosure is based on information currently available.

The compensation is also included in the cost of your proposed loan. The cost of the proposed loan is described on the Good Faith Estimate of Settlement Costs and the Truth in Lending disclosures that will be disclosed after application and before closing. You should review these documents and discuss them with me and/or another mortgage broker of your choice to help you understand and compare the cost of your loan with loans offered by others. To learn more about mortgage transactions and financing, please visit the Division of Real Estate's website at www.dora.state.co.us/real-estate.

1. I, the mortgage broker, am: (check if applicable)

- An employee of a company that may make you a mortgage loan or may arrange to make you a mortgage loan. Company: _____.
- An individual who may be paid as an independent contractor for my services in originating a mortgage loan.
- Other (describe) _____.

2. (Check if applicable):

- The total compensation paid may be calculated in part based upon the interest rate and fees charged on your loan. This means, in some cases, that if your loan's interest rate and fees increase, the compensation will increase as a result.
- I am paid by a salary or other method that is not affected directly by your loan's interest rate and fees.

3. (Check if applicable):

- The front end compensation is \$_____,_____. The back end compensation is \$_____,_____. The total compensation for this transaction is \$_____,_____.
- At this time, the compensation cannot be determined. As a result, my good faith estimate of the front end compensation is \$_____,_____ to \$_____,_____. My good faith estimate of the back end compensation is \$_____,_____ to \$_____,_____. My good faith estimate of the total compensation for this transaction is \$_____,_____ to \$_____,_____.
- I may receive other forms of compensation related to this transaction. Other compensation may include: _____.

4. You may decide to pay upfront closing costs in cash at closing, or from the proceeds of your loan. If you pay these costs at closing, this may generally result in a lower interest rate. In some circumstances, you may also decide to pay the closing costs by agreeing to a slightly higher interest rate and having the closing costs paid by the mortgage lender. Also, in some circumstances, a property seller or third party may agree to pay your upfront closing costs.

I/we acknowledge receipt of this disclosure:

Primary Borrower	Date	Co-Borrower	Date
Mortgage Broker Printed Name	Mortgage Broker Signature	Registration or License Number	Date



Colorado Lock-in Disclosure Form

Pursuant to sections 12-61-914(2)(d),(f) and (3), Colorado Revised Statutes

THIS FORM DESCRIBES HOW YOU MAY BE OFFERED A LOCK-IN. A LOCK-IN IS AN ARRANGEMENT IN WHICH AN INVESTOR RESERVES AN INTEREST RATE DURING THE LOAN APPLICATION PROCESS FOR A SPECIFIC PERIOD OF TIME WHILE YOUR LOAN APPLICATION IS BEING APPROVED AND CLOSED. WHETHER YOUR LOAN WILL ACTUALLY BE APPROVED AND WILL CLOSE DURING THE TIME PERIOD DEPENDS ON A NUMBER OF CONDITIONS, SOME OF THEM BEYOND THE CONTROL OF YOUR MORTGAGE BROKER. TO LEARN MORE ABOUT LOCK-IN AGREEMENTS, PLEASE REVIEW THE FOLLOWING WEBSITE:

<http://www.federalreserve.gov/pubs/lockins/default.htm>

If applicable, mortgage brokers shall include the co-borrower.

_____	_____	_____	_____
Borrower First Name	Borrower Last Name	Date	
_____	_____	_____	_____
Co-Borrower First Name	Co-Borrower Last Name	Date	
_____	_____	_____	_____
Property Address	City	State	Postal Code

Check applicable boxes:

- I **HAVE** ENTERED INTO A LOCK-IN AGREEMENT WITH YOUR MORTGAGE LENDER
- I HAVE **NOT** ENTERED INTO A LOCK-IN AGREEMENT WITH YOUR MORTGAGE LENDER AND THE RATES AND TERMS ARE SUBJECT TO CHANGE
- THERE IS **NO** LOCK-IN FEE ASSOCIATED WITH THIS LOCK
- THERE **IS** A LOCK-IN FEE ASSOCIATED WITH THIS LOCK
- LOCK-IN FEES ARE **NOT** REFUNDABLE
- LOCK-IN FEES **ARE** REFUNDABLE

LOCK-IN FEES ARE REFUNDABLE UNDER THE FOLLOWING TERMS AND CONDITIONS:

The following shall be completed, pursuant to § 12-61-914(2)(d, (f) and (3), C.R.S., once the interest or payment rate for a loan has been locked. If multiple payment options exist, all options shall be disclosed on this form. All interest or payment rates shall be disclosed in the area marked rate. Teaser rates shall be disclosed with terms consistent upon termination of the teaser period. Pursuant to § 12-61-904.5, C.R.S., mortgage brokers are not fulfilling their duty of good faith and fair dealings if teaser rates are not disclosed as such and without the disclosure of the impact once teaser terms are terminated. When disclosing payment type, indicate if the rate is a principle and interest, interest only, or negative amortization payment.



Colorado Division of Real Estate

Lock-in Disclosure Form

Interest/Payment Rate:

Rate	Pre-Payment Penalty (Yes or No)	If Yes, Enter the Length and Cost of the Pre-Payment Penalty				
Date of Lock-in	Expiration of Lock-in	Payment Type	Fixed Term	Index	Initial Adjustment Cap	Life Cap

Interest/Payment Rate:

Rate	Pre-Payment Penalty (Yes or No)	If Yes, Enter the Length and Cost of the Pre-Payment Penalty				
Date of Lock-in	Expiration of Lock-in	Payment Type	Fixed Term	Index	Initial Adjustment Cap	Life Cap

Interest/Payment Rate:

Rate	Pre-Payment Penalty (Yes or No)	If Yes, Enter the Length and Cost of the Pre-payment Penalty				
Date of Lock-in	Expiration of Lock-in	Payment Type	Fixed Term	Index	Initial Adjustment Cap	Life Cap

Interest/Payment Rate:

Rate	Pre-Payment Penalty (Yes or No)	If Yes, Enter the Length and Cost of the Pre-payment Penalty				
Date of Lock-in	Expiration of Lock-in	Payment Type	Fixed Term	Index	Initial Adjustment Cap	Life Cap

Mortgage Broker Printed Name

Mortgage Broker Signature

Mortgage Broker Registration or License Number

Date