

BASS FINANCIAL CORPORATION

BASS FINANCIAL CORP. 191 WAUKEGAN ROAD SUITE # 105, NORTHFIELD, IL 60093 847-501-3400 fax 847-501-3401

LOAN BROKERAGE AGREEMENT

LOAN BROKERAGE DISCLOSURE STATEMENT SECTION 1050.1020

In order to obtain a mortgage loan commitment, the borrower agrees to the following:

- Borrower(s) agrees to cooperate with the Broker in order to obtain a mortgage loan commitment, and to provide all necessary documentation that the Broker requests.
- Borrower(s) agrees not to make an application or have a loan in process elsewhere during the period of time that the Broker is processing the loan for the borrower.
- Borrower(s) agree to continue to make all monthly payments on all revolving accounts, installment accounts and on any all debts that currently maintain an open balance. Borrower(s) further agree to keep all above mentioned accounts current and up to date.
- Borrower(s) agree to disclose all existing debts on the loan application made with broker.
- Borrower(s) agree to allow an appraiser access to the property for the purpose of determining the current market value of the property, and to pay the appraiser for performing the appraisal at the time of the appraisal, if requested.
- Borrower(s) agree to sign and deliver all necessary documents to perfect the Lender's security in the collateral used for the loan.
- The borrower agrees to not misrepresent their current credit situation.
- The appraised value of the house may be different from the initial estimate. Bass Financial Corporation is not responsible for the value of the home.

The following types of situations may affect the processing of your loan application:

- * An appraised value different from that stated or estimated by the Borrower(s).
- * Undisclosed credit obligations or unreported credit obligations of the Borrower(s).
- * A change in the Borrower(s) financial circumstances which would result in ineligibility.
- * A material change or discontinuation of a loan program by an Investor, Lender, or other entity.

If proven that the Broker has made false or misleading statements in this agreement, then this agreement is null and void. Borrower may recover any fees that have been paid to the Broker for which no services have been performed.

Having read and agreed to all of the above, the Borrower(s) understands that if the Broker is successful in obtaining a loan commitment the Borrower must pay the Broker 1% of the loan commitment amount to cover Broker Fees. This 1-% fee will be paid by the borrower to Bass Financial Corporation whether the loan closes or does not close. Bass Financial Corporation reserves the right, at its sole discretion to waive the 1-% fee. In addition the borrower will be charged _____% in points. The above fee is in addition to any service release premium paid to the broker by the lender. The Borrower agrees that the broker is entitled to the service release premium paid by the Lender to the Broker. The borrower also agrees to pay, at the time of closing any and all closing costs, including but not limited to Processing, Appraisal, Courier, Underwriting, Closing, Recording, Commitment and Title Fees. Broker is authorized to cause the Lender to disburse Broker fee from loan proceeds, directly to the Broker.

Upon Request, a copy of this document shall be made available to the borrower or the borrower's attorney for review prior to signing.

This is the only agreement for compensation between the Borrower and the Bass Financial Corporation, with respect to a single loan. Any application fee that may be required will be made payable to Broker. Upon signature of this agreement by both parties, this agreement is in full force.

The Applicant(s) acknowledge(s) receipt of this Loan Brokerage Agreement has reviewed the same and understands its term and conditions and further acknowledges that he/she has read and understands the terms and conditions contained therein.

This agreement provides that if Bass Financial Corporation makes false or misleading statements the borrower may upon written notice:

1. Void the agreement
2. Recover moneys paid to the broker for which no services have been performed; and
3. Recover actual costs, including attorney fees for enforcing the borrower's rights under loan brokerage agreement.

Borrower

Date

Borrower

Date

You, the consumer, may cancel this transaction at any time prior to midnight of the third day after the date of this transaction. See the attached notice of cancellation form for an explanation of the right.

Loan Officer

Date