



GMFS MORTGAGE

CHANGING LIVES

Addendum to GMFS Broker Agreement

Initial and Subsequent Disclosures

I, _____, as a duly authorized representative of _____ (“Loan Originator”) have elected to have GMFS, LLC (“Lender”) issue all loan related disclosures including state, federal and product specific disclosures, in connection with every loan the Loan Originator submits to the Lender. Disclosures will include, but not be limited to, the initial disclosure package and all subsequent disclosures, such as change of circumstance Loan Estimates. In connection with my election, I agree to the following terms:

1. I understand that this election applies to every loan submitted to GMFS.
2. I understand that as the Loan Originator, I am prohibited from issuing disclosures and may only request that the Lender issue disclosures.
3. I agree to provide the Lender with any information necessary in order to produce all required disclosures, which includes information about any affiliated companies whereby the Loan Originator company or principal(s) has 25% or more ownership interest.
4. I understand, as the Loan Originator, my obligation to submit all loans to the Lender within two (2) business days of the application date to allow sufficient time for the Lender to issue all required disclosures by the third (3rd) business day after the application date. The application date is defined as the date the consumer provides, or the Loan Originator receives, the applicant’s name, social security number, property address, loan amount, estimated property value, and income (whether verified or not). Loan Originator means either the loan originator company, or an individual loan originator who takes or receives an application.
5. I understand, as the Loan Originator, that if there is a valid change in circumstance, I must notify the Lender immediately, but not later than 2 business days following the date a change circumstance occurred, to allow the Lender sufficient time to issue subsequent disclosures. I further understand that the Lender reserves the right to make

the final determination whether the reason for any changed circumstance submitted by Loan Originator is valid; whether any fee increases as a result of the changed circumstance are valid; and whether the timing requirements have been met. The Lender will notify the Loan Originator if any changed circumstance request is non-compliant.

6. For purposes of disclosure delivery timeliness, Loan Originator agrees to adhere to GMFS's business day calendar, which excludes Saturdays, Sundays and legal federal holidays.
7. The Lender will disclose each loan reflecting GMFS, LLC as the Lender, the Loan Originator company as the Broker, and will use the Lender's published fee schedule, and settlement service provider's list, along with the Loan Originator's desired compensation structure, either lender paid or borrower paid compensation.
8. I understand that once a loan is locked, the compensation type, either lender paid or borrower paid, cannot be changed.
9. I understand the Lender reserves the right to reject any loan submission that does not comply with the foregoing.
10. If you attempt to close using our affiliate, Title Plus, you will likely fail the Points and Fees test resulting in the loan being suspended.
11. If you are using seller and/or lender credits to pass the Points and Fees test, please keep in mind that a reduction of any kind in used credit(s) can cause you to fail, resulting in your loan being suspended.

The undersigned acknowledges that he/she has read the disclosure provisions herein and agrees to comply with same. The undersigned further acknowledges that failure to comply may subject Loan Originator to disciplinary action including, verbal reminders of requirements, mandatory training conducted by Lender, temporary or permanent suspension from Lender's disclosure program, or repeat violations, may include termination from the Lender's third party origination program.

Printed Name

Signature

Date