



CIG REALTY & LOANS

CONSULTANT DISCLOSURE

When you begin discussions with a CIG Consultant regarding a real estate mortgage lending transaction, you should understand what type of agency relationship you have with that agent. A Mortgage Broker acts as the agent for the borrower in the mortgage loan transaction and may act as the limited agent of the lender for certain purposes including, but not limited to, making disclosure, ordering appraisal and credit reports, and assembling underwriting information. The brokerage has the following affirmative obligations:

TO THE BORROWER: Fiduciary responsibility of the utmost care, integrity, honesty, and loyalty in dealing with borrower.

TO THE BORROWER AND THE LENDER: Fiduciary responsibility of the utmost care, integrity, honesty, and loyalty in any dealings with the borrower(s) and the lender. Diligent exercise of reasonable skill and care in the performance of the Agent’s duties. A duty of honesty and fair dealing and in good faith. A duty to disclose all facts known to the agent materially affecting the value of desirability of the property and/or credit risk of the transaction that are not known to or within the diligent attention and observation of parties.

The above duties of the agent in this transaction do not relieve you from the responsibility to protect your own interests. You should carefully read all agreements to assure that they adequately express your understanding of this transaction. A Mortgage Broker/Officer is a person qualified to advise you about real estate loan transactions. If legal or tax advice is desired, consult a professional in those fields. CIG Corporation is licensed through the California Department of Real Estate. Our Brokerage License Number can be found on the California Department of Real Estate’s website.

CIG CORPORATION - 1350 Old Bayshore Hwy; Ste 150, Burlingame, CA 94010

Mortgage Broker Fee Disclosure

You have applied to a mortgage broker for a residential mortgage loan. The mortgage broker/officer will submit your application for a residential mortgage loan to a participating lender with which it, from time to time, contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that we furnish this form to you to clarify the role of a Mortgage Broker. This form supplements other disclosures or agreements required by law that you should receive from the Mortgage Broker concerning your loan application.

Section 1: Nature of Relationship relating to any mortgage loan. The mortgage broker may be acting as an independent contractor and not as your agent. If you are unsure of your relationship, please ask the mortgage broker for clarification. The mortgage broker has entered into separate independent contract agreements with various lenders. While the mortgage broker seeks to assist you in meeting your financial needs, he or she does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market. These vary from lender to lender. Programs, Interest rates and terms vary from lender to lender.

Section 2: Compensation & Mortgage Brokers. The lenders whose loan products are distributed by the mortgage broker provide their products to the mortgage broker at wholesale prices. Compensation can be paid to a Mortgage Broker from the Lender in the form of a Yield Spread or Rebate. Fees are paid to all the parties involved in any transaction which may include but not limited to: Mortgage Broker, Appraisers, Credit Bureaus, Title Companies & Lenders as stated on the initial good faith estimate. The amount of fees and charges you pay in connection with your loan is an estimate only on the Initial Good Faith Estimate. Any variation or change to the Initial Good Faith Estimate will be reflected on the Estimated Final Settlement Statement that will be in the loan documents the borrower(s) will review & sign. A Final Settlement Statement of exact cost will be mailed to the borrower(s) upon recording of the Deed of Trust from the Title Company.

By signing below, applicant(s) acknowledge that you have read & understand this document. You also acknowledge you have received a copy of these documents. The broker company’s name is CIG Corporation. Our corporate office address is located above.

Applicant: _____ Date: _____

Co-Applicant: _____ Date: _____