

**BENCHMARK**  
FINANCIAL ASSOCIATES, INC.

**Agency and Fee Agreement**

Applicant(s): \_\_\_\_\_

\_\_\_\_\_

Subject Property: \_\_\_\_\_

\_\_\_\_\_

Benchmark Financial Associates, Inc. (“Benchmark”), acting in a brokerage capacity to assist you in securing financing shall provide the following services: review of qualification criteria, explanation of mortgage programs, and assistance for application completion, submission of the application to a lender and meeting conditions of the loan commitment.

**APPLICATION FEE:**

As consideration for the services listed above, an application fee of \$ \_\_\_\_\_ is charged by Benchmark.

**CREDIT REPORT FEE / APPRAISAL FEE / PROCESSING FEE:**

The estimated cost of the credit report is \$ \_\_\_\_\_ per applicant or married couple. In the event that a business credit report is needed, additional persons are added to the application or an update of the credit report is needed, additional fees will be assessed. The estimated cost of the appraisal is \$ \_\_\_\_\_, however, independent third party appraisers are used and this amount may vary depending upon the selected appraiser’s fee schedule and the amount of work needed to prepare a fair market appraisal. Additional charges may be assessed for missed appointments by the Applicant(s) or Applicant(s)’ agent, compliance inspections or re-certifications. Applicant(s) agree(s) to reimburse Benchmark for all assessed credit report and appraisal fees. A processing fee of \$ \_\_\_\_\_, which includes express mail charges, will be paid to Benchmark at closing.

**BROKERAGE FEE / ORIGINATION FEE / DISCOUNT POINTS:**

As consideration for securing a written loan commitment, a brokerage fee for services will be due to Benchmark upon your acceptance of the loan commitment and payable to Benchmark at closing. This fee may be paid by you, the lender or a combination of both. The maximum broker fee to be paid by you will be \_\_\_\_\_ % of the loan amount, which is required by the broker and is not imposed by the lender. The total of all brokerage fees / origination fees / discount points being charged to you in connection with this loan is \_\_\_\_\_ % of the loan amount. A fee of up to 2.5 % of the loan amount may be paid directly to Benchmark by the lender. This fee, as well as all brokerage fees, origination fees and discount points will be disclosed to you in writing by the lender in connection with all finance charge disclosures including the commitment if issued. The final commitment amount may vary from that originally requested. At this time, no lender paid bonuses are being received by Benchmark. If this changes, you will be notified.

