



BROKER COMPENSATION ADDENDUM

As part of the Broker Agreement executed between Vista Point Mortgage, LLC dba Brokers Advantage Mortgage (“Lender”) and _____ (“Broker”), Broker and Lender enter into this Broker Compensation Addendum (“Addendum”) thereto. All compensation paid to Broker (“Broker Compensation”) must comply with the LO Compensation rules of Regulation Z of the Truth in Lending Act (12 CFR 226). Broker attests that written compensation policies and procedures are in place for its employees and it is fully compliant with all federal, state, and local laws and regulations. Broker attests that all its loan officers are compensated in compliance with the Loan Officer Compensation Requirements of Regulation Z, such that no compensation may be based on a percentage of the loan amount, but not based on terms of the transaction, including but not limited to interest rate, APR, LTV, loan program, etc.

Broker hereby makes a Broker Compensation election. This Broker Compensation election will be effective for all mortgage loans registered and funded by Lender on or after the date Lender signs this Addendum. Any changes to this election must be made by written notice under the terms of the Compensation Change Process below.

Lender Paid Compensation Plan

Any Lender paid compensation shall be Broker’s sole source of compensation for such loan. Accordingly, Broker shall not charge any borrower(s) additional fees nor arrange for any other form of compensation from any other person or entity other than the Lender. Broker’s compensation will be a predetermined percentage of the loan amount, as set forth below:

___ 1.00% ___ 1.25% ___ 1.50%

Borrower Paid Compensation Plan

Lender limits the amount of compensation paid to the Broker by the Borrower to a maximum of (i) 300 basis points for consumer purpose loans and (ii) 500 basis point for business purpose loans. The Broker is required to submit the Broker Fee Sheet form to Lender with any Borrower Paid compensation percentage stated up to the maximum allowed. This form is required to be submitted upon the submission of the loan application to Lender. Borrower Paid Compensation is a financial agreement exclusively between the Broker and Borrower that is agreed upon by both parties prior to submission of the loan application to Lender. The Borrower Paid Compensation Plan requires that the Borrower bring their own funds to closing to cover the compensation. Seller concessions may also be used on purchase transactions only. Lender will not allow the Broker to reduce or otherwise change compensation under this Borrower Paid Compensation Plan.

Compensation Change Process

Changes to Lender Paid compensation election may only be made effective for the first date of the next calendar quarter (January 1, April 1, July 1, October 1). A revised and signed Addendum must be submitted at least ten business days prior to the end of the quarter to brokerapproval@brokersadvantagemtg.com. Lender reserves the right to accept or reject all compensation change requests. Approved Broker Compensation election changes will be provided in writing and go into effect on the first business day of the calendar quarter after the change request is received and approved. If requested, Broker will provide Lender a copy of its Loan Originator Compensation Policy. This policy and the operational procedures followed by the Broker must always comply with all federal, state, and local laws and regulations.

The representative signing below certifies they are duly authorized to bind Broker to all Addendum terms.

LENDER:

BROKER

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____