

FLORIDA MORTGAGE BROKERAGE AGREEMENT

(Loan origination fee deemed to be earned upon obtaining a bona fide written lender commitment)

Coastal Funding Corporation Inc. is hereinafter referred to as "Licensee". Borrower(s) hereby engage Licensee to obtain a bona fide mortgage loan commitment for the loan terms identified below (or better) within _____ days from (today).

Borrower: _____	Initial Interest Rate (fixed or ARM): _____
Co-Borrower: _____	Term of Loan: _____ months/due in _____ months
Mailing Address: _____	Loan Type: <input type="checkbox"/> Fixed Rate <input checked="" type="checkbox"/> GPM
Subject Property _____	<input type="checkbox"/> Arm: _____
Address: _____	<input type="checkbox"/> Other: _____
Fair Market Value: \$ _____	Agreement applies to: <input type="checkbox"/> 1st Mortgage <input type="checkbox"/> 2nd Mortgage
Sales Price: \$ _____	<input type="checkbox"/> 1st & 2nd Mortgage
Loan Amount: \$ _____	Loan may result in negative amortization? <input type="checkbox"/> Yes <input type="checkbox"/> No
w/MIP, FF: \$ _____	Prepayment Penalty: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Balloon Payment: <input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, after _____ months

Additional Adjustable Rate Mortgage (ARM) terms - if applicable:

Your interest rate will be based on an index of _____ % plus a margin of _____ %. The index used to determine your initial interest rate and/or all adjustments is: _____

Your initial adjustment period will be in _____ months and every _____ month(s) thereafter. The initial interest rate change can be higher or lower, but in no event will be more than _____ % at the 1st interest rate change date and no more than _____ % at any subsequent interest rate change date. The Maximum interest rate possible, subject to the interest rate caps previously stated, is _____ %.

Estimated net proceeds to Borrower(s) at closing after all settlement charges: \$ _____ (see Loan Application)

Borrower agrees to pay a Total Loan Origination Fee to Licensee comprised as follows:

Borrower fees paid to Licensee: _____ . This dollar amount represents the total of any/all fees directly being charged by licensee, including mortgage broker and/or loan origination fee points, processing fee, nonrefundable application fee and any other fee being charged by, and that will be paid directly to Licensee on final settlement statement.

Or a Lender fee paid to Licensee: _____ . This dollar amount represents the total loan origination fee to be earned and received by licensee.

The Borrower or Lender fees are deemed to have been earned by Licensee upon the date Licensee secures a written commitment to fund borrower(s) loan, however, these fees may be deferred and paid to Licensee, at discretion of Licensee, at the time funding of Borrower(s) loan transaction occurs. However, if Licensee obtains a written loan commitment from the funding lender for the terms identified above and stands ready to close this loan transaction and borrower(s) do not close this loan transaction, then borrowers may be subject to paying all of these fees regardless of the loan closing not occurring. See additional disclosure on page 2 of 2 directly above Borrower(s) signature line and separate disclosure describing relationship between Licensee and various lenders.

Non-Refundable Application fee \$ _____ . If this fee is being charged, any amount received by Licensee as a nonrefundable application fee will be credited at closing against fees owed Licensee as a "paid outside of closing" itemization on your settlement statement and acknowledged as received prior to the closing of your loan. See Services Performed section below related to charging this fee

THIRD PARTY FEES RECEIVED \$ _____ payable to: _____.

Third-party fees are not refundable unless services were not actually performed by the settlement service providers (ex. courier, credit reporting agency, and/or appraiser).

SERVICES PERFORMED: Discuss loan products available to borrower, counsel borrower(s) as to amount and type(s) of loans qualified for, identify problems that may impair borrower eligibility for loan, assist borrower in completing loan application requirements, order appraisal, reports and required verifications to qualify borrower(s) for loan program applied for, package and submit loan application to any one or more lenders available to licensee, coordinate the acceptance of any loan approval or commitment by a lender, serve as liaison between borrower and lender for subsequent correspondence and communication and funding of loan.

Please initial

Borrower

Co-Borrower

Borrower

Borrower

FLORIDA MORTGAGE BROKERAGE AGREEMENT

Borrower: _____ Loan Number: _____
Co-Borrower: _____ Date Prepared: _____
Subject Property: _____

Florida Mortgage Broker Disclosures:

Licensee may not make mortgage loans or commitments. Licensee may make a commitment and may furnish a lock-in of the rate and program on behalf of the lender when the licensee has obtained a written commitment or lock-in for the loan from the lender on behalf of the borrower for the loan. The commitment must be in the same form and substance as issued by the lender. Licensee cannot guarantee acceptance into any particular loan program or promise any specific loan terms or conditions. See page 1, paragraphs 4-5 disclosing third-party fee payment for other settlement service providers (ex. appraisal, credit report and/or courier fees) and application fee and the terms and conditions for obtaining a refund of such fees, if any). Any amount collected in excess of the actual cost of any third-party settlement service provider that Licensee has ordered in behalf of borrower shall be credited at closing or refunded to borrower(s) within 60 days after rejection, withdrawal or closing of your mortgage loan application with Licensee.

Time for Payment and Default:

Unless otherwise agreed between Licensee and Borrower(s), all fees disclosed in Paragraph 3, page 1 of this agreement, shall be due and payable upon licensee obtaining bona fide mortgage loan commitment from lender/Investor, but may be paid at closing if agreed to by Licensee. If said commitment is secured and title is not found to be good, marketable and insurable by attorney or Title agency acting in behalf of the licensee or lender, or Borrower(s) refuse to execute and deliver the documents required by lender, or in any way fails to comply with this agreement, or if for any reason the loan referred to herein cannot be closed through no fault of Licensee, Borrower acknowledges that all fees disclosed in Paragraph 3 that constitutes the total loan origination fee amount of this Agreement has been earned by Licensee and agrees to immediately pay Licensee such fees and all costs incurred in Borrower(s) behalf. : In the event of any litigation arising out of this agreement, Licensee shall be entitled to all costs incurred, including reasonable attorney fees, whether before, at trial, appeal process should Licensee prevail in such litigation.

You are entering into a contract with a mortgage broker to obtain a bona fide mortgage loan commitment under the same terms and conditions as stated herein (page 1 of this 2-page agreement) or in a separate executed good faith estimate form. If the mortgage broker obtains a bona fide commitment under the same terms and conditions, you will be obligated to pay the loan origination fees, including, but not limited to, a loan origination fee, even if you choose not to complete the loan transaction. If the provisions of s. 494.00421, Florida Statutes, are not met, the loan origination fee can only be earned upon the funding of the loan. The borrower(s) may contact the Office of Financial Regulation, Tallahassee, Florida, regarding any complaints the borrower(s) may have against the loan originator. The telephone number of the Office is: (850) 410-9805.

In addition, borrowers acknowledge receipt of the following additional disclosures

- i. "Mortgage Loan Origination Agreement" describing relationship between interest rate & terms accepted by borrower and related lender fees paid to Licensee - if any
- ii. Federal "CHARM booklet" disclosure on Adjustable Rate Mortgages (ARMS) - if applicable.
- iii. Specific ARM rates, terms and conditions of ARM loan terms offered to borrower(s) - if applicable
- iv. HUD settlement booklet
- v. Good Faith Estimate of Settlement charges, dated and signed by borrower(s)

Licensee: Coastal Funding Corporation Inc.
216 S. Palafox Place
Pensacola, FL 32502
(850) 725-6500

Originator providing this disclosure by Licensee
NMLS #: 103035

Originator: _____
NMLS: _____

I/We acknowledge receiving a copy of this signed agreement and disclosures (i-v) referenced above as identified:

_____ Borrower (Printed Name)	_____ Borrower's Signature	_____ Date
_____ Co-Borrower (Printed Name)	_____ Co-Borrower's Signature	_____ Date
_____ Borrower (Printed Name)	_____ Borrower's Signature	_____ Date

FLORIDA PRE-APPLICATION DISCLOSURE NOTICES

Borrower: _____ Loan Number: _____

Co-Borrower: _____ Date Prepared: _____

Subject Property: _____

AFFIDAVIT OF OCCUPANCY

Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

- Primary Residence – Occupied by Applicant(s) within 30 days of closing.
- Secondary Residence – To be occupied by Applicant(s) at least 15 days yearly, as second home (vacation, etc.), while maintaining principal residence elsewhere. [Please check this box if you plan to establish it as your primary residence at a future date (e.g., retirement)]
- Investment Property – Not owner occupied. Purchased as an investment to be held or rented.

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statement concerning this loan application as applicable under the provisions of Title 18, United States Code, Section 1014.

ANTI-COERCION STATEMENT

THE FOLLOWING STATEMENT IS REQUIRED UNDER RULE 69B-124.002, F.A.C., OF THE RULES AND REGULATIONS
PROMULGATED BY THE CHIEF FINANCIAL OFFICER RELATIVE TO ANTI-COERCION:

The insurance laws of this state provide that the lender may not require the applicant to take insurance through any particular insurance agent or company to protect the mortgaged property.

The borrower(s), subject to the rules adopted by the Chief Financial Officer, has the right to have the insurance placed with an insurance agent or company of his/her choice, provided the company meets the requirements of the Lender. The Lender has the right to designate reasonable financial requirements as to the company and the adequacy of the coverage.

I have read the foregoing statement, or the rules of the Chief Financial Officer relative thereto, and understand my/our rights and privileges and those of the lender relative to the placing of such insurance.

I have selected the following agencies to write the hazard insurance covering the property described above:

Insurance Company Name

Agent

Agent's Address

Agent's Telephone Number

FAIR CREDIT REPORTING ACT

An investigation will be made as to the credit standing of all individuals seeking credit in this application. The nature and scope of any investigation will be furnished to you upon written request made within a reasonable period of time. In the event of credit denial due to an unfavorable consumer report, you will be advised of the identity of the Consumer Reporting Agency making such report and of your right to request within sixty (60) days the reason for the adverse action, pursuant to provisions of section 615(b) of the Fair Credit Reporting Act.

Borrower's Name Printed

Borrower's Signature

Date

Borrower's Name Printed

Borrower's Signature

Date

Borrower's Name Printed

Borrower's Signature

Date