



Broker Compensation Agreement

This Broker Compensation is entered into this ____ day of _____, 20__ (Effective Date), by and between _____ (Broker) and The Money Source, Inc. dba Endeavor America Loan Services a NY Corporation (hereinafter referred to as Endeavor America and/or Lender) and hereinafter collectively referred to as party or parties.

Endeavor America Loan Services complies with applicable laws and regulation included but not limited to the originator compensation rules found in Regulation Z (12 CFR 226), implementing the Federal Truth in Lending Act (TILA). The broker certifies that it has written compensation plans for each of its loan originator employees and is in compliance with all laws and regulations.

For every loan transaction submitted to Endeavor America, the Broker must choose compensation type of either Borrower Paid OR Lender Paid at time of lock via the EASY portal.

When Borrower Paid Compensation, the borrower must bring their own funds to cover this compensation or seller concessions may be used on purchase transactions. The Broker negotiates the compensation directly with the borrower and it may vary on each loan transaction. Under a Borrower Paid Compensation transaction, the broker may lower its compensation or offer credits toward third party closing cost or cures to GFE. The compensation may not exceed the amount the Broker selects for Lender Paid Compensation on this form with Endeavor America.

When Lender Paid Compensation the compensation is calculated at time of lock, based on the plan selected below.

During the term of this Agreement, when compensation is paid to Broker by Lender in connection with any Mortgage Loan, such compensation shall constitute Broker's sole compensation with respect to such Mortgage Loan and Broker shall not and will not accept any other or additional compensation of any form or kind from the borrower or any third party with respect to such Mortgage Loan.

Compensation Limits. Regardless of whether the Broker has chosen to be paid by either Borrower Paid Broker Compensation or Lender Paid Broker Compensation, Broker agrees that Broker compensation will NOT exceed the 2.75% loan cost limitations. Broker further agrees that Broker compensation will not exceed any federal, state and local high cost loan limitations.

Brokers with Affiliates. Endeavor America does not maintain any affiliate relationships and does not permit the use of affiliated companies to provide any settlement services in the closing of any mortgage loan. The Broker hereby certifies that they will not use any affiliated company in connection with any loan submitted to Endeavor America and that no fees will be paid to an affiliate through closing.

Payment of Loan Officers. Broker shall be solely responsible for the payment of compensation to its loan officers. Broker agrees that all compensation paid by Broker to Broker's loan officers must conform with all of the requirements of TILA, Regulation Z, along with its accompanying Official Staff Commentary and all applicable federal, state and local laws and regulations.

Anti-Steering Disclosure. In accordance with the amendments to Regulation Z (75 FR 58509; 09/24/10), which implements TILA, Brokers may not steer borrowers in accepting a loan based solely on the fact that the loan originator/Broker will receive greater compensation for such a loan, unless the transaction is in the borrower's interest. For each loan submitted by the Broker to Endeavor America, whether the compensation source is Borrower Paid or Lender Paid, the Broker must include an Anti-Steering Disclosure which describes the options presented to the borrower for each type of loan in which the borrower expressed an interest. The Anti-Steering Disclosure must include the following:

- 1) The loan with the lowest interest rate;
- 2) The loan with the lowest interest rate without negative features; and
- 3) The loan with the lowest total dollar amount for origination points or fees and discount points.



Broker further represents and warrants as follows:

As to loans on which Broker receives compensation from the Lender (LPC transactions):

Neither the Broker, its loan originators, nor any affiliates of the Broker or loan originator's affiliates will receive any additional compensation or fees from the borrower or from financial concessions a seller has agreed to provide to the borrower. The only compensation will be received from Endeavor America Loan Services.

Lender Paid Compensation amount will be determined by the selection below multiplied by the Note Loan Amount, not to exceed a maximum of \$25,000, or fall below \$1,500 minimum.

1.00%	1.125%	1.25%	1.375%	1.50%	1.625%	1.75%

1.875%	2.00%	2.125%	2.25%	2.375%	2.50%	2.625%	2.75%

I am a principal or officer of the company and I am authorized to select the Lender Paid Compensation (Percentage Amount). I have reviewed and agreed to the terms and conditions of this Certification and represent, warrant, and covenant on behalf of Broker that Broker will comply with those terms and conditions as related to Borrower Paid and, or Lender Paid Compensation as applicable, as well as the loan originator compensation provisions of Regulation Z (12 CFR 226) and its Commentary.

I also attest that no Affiliated Companies will be utilized on any part of transactions submitted to Endeavor America.

Company Name:	Email:
Name:	Phone #
Title:	Broker ID
Date:	TIN

Signature _____ Date: _____

When completed, send via email to Clients@ealoans.com and cc your Account Executive.