

MORTGAGE BROKER ENGAGEMENT AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF BROKER]

[address of broker]

Licensed by the California Department of Real Estate, license # _____
("BROKER")

- and -

[NAME OF BORROWER]

[address of Borrower]

("BORROWER")

WHEREAS BORROWER wishes to retain BROKER's services to obtain a mortgage loan, and BROKER wishes to provide those services to BORROWER, on the terms and conditions set forth in this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement, the parties hereby agree as follows:

1. Details of Mortgage Loan

Loan to be secured by real property located at:	Street address of property: _____ City: _____ State: _____ Legal description of property:
Principal amount of loan:	Minimum of \$ _____ Maximum of \$ _____
Interest rate:	
Repayment terms:	
Other terms:	<i>[If none, state "None".]</i>
Personal guarantees to be given by:	<i>[If none, state "None".]</i>

2. Exclusive Right to Represent

BORROWER hereby retains BROKER as its exclusive agent for the purpose of procuring a mortgage loan approval from a bona fide lender for the purchase or refinance of the property set out in Section 1 hereof. BORROWER hereby represents and agrees that it has not and will not apply to other lenders or through other brokers for a mortgage loan with respect to this transaction during the term of this Agreement. If application has already been made, BORROWER agrees to withdraw such application immediately upon written credit approval by BROKER, and shall provide BROKER with evidence that such application has been withdrawn.

THIS IS A 5-PAGE DOCUMENT.