



### **Mortgage Service Fee Agreement**

between,

The Luxury Home Mortgage Group Ltd.

And

This documents purpose is to fully disclose the nature of the mortgage agent & mortgage brokerages relationship with their respective client and/or corporate entity. In consideration of the time and effort devoted by the Agent to secure an appropriate mortgage for the Client, and the benefit the client wishes to gain by securing an appropriate mortgage, the client agrees to the following:

1. The Agent is granted the non-exclusive right to provide mortgage financing for the Client on a residence the client has selected and wishes to purchase, such residence and offer to purchase may be subject to change.
2. The mortgage agent will issue discussion papers or present terms in email format, from lenders their brokerage has established relationships with and will use these relationships to secure the best financing available to them.
3. The client agrees to pay 1.50%, based on the mortgage amount advanced on closing, if the client decides to proceed with any discussion papers issued by the mortgage agent and their brokerage.
4. Should the client find their own financing, outside of the lenders presented by this brokerage, this agreement is null and void. Should the client engage lenders presented by this brokerage or engage these lenders through other brokerages, the fee is enforceable and will be paid on closing.
5. Should the client want to list any lenders the mortgage agent and brokerage should not engage with, please list:
6. If the client has an established commercial banking relationship and wants the mortgage agent and mortgage brokerage to act on their behalf or with them in securing financing, the mortgage agent and brokerage reduces their fee by 50% based on the advanced mortgage amount
7. The mortgage agent and brokerage has agreed to not collect a deposit from the client but does require a letter of direction signed.

Signed at \_\_\_\_\_ this day \_\_\_\_ of \_\_\_\_\_, 2018

\_\_\_\_\_  
Agent/Broker:

\_\_\_\_\_  
Mortgagor/Borrower