Colorado Mortgage Loan Originator Compensation Disclosure Form

Pursuant to § 12-61-914(2)(c) and 4, Colorado Revised Statutes

Mortgage Loan Originator: _____
Borrower: _____ Co-Borrower: _____
Property Address: _____
Loan Number: _____
Date: _____

This disclosure provides information about the total compensation and commission that is paid, including compensation paid by the funding lender, as the result of the closing of your mortgage loan. This disclosure is based on information currently available.

The compensation is also included in the cost of your proposed loan. The cost of the proposed loan is described on the Good Faith Estimate of Settlement Costs and the Truth in Lending disclosures that will be disclosed after application and before closing. You should review these documents and discuss them with me and/or another mortgage loan originator of your choice to help you understand and compare the cost of your loan with loans offered by others. To learn more about mortgage transactions and financing, please visit the Division of Real Estate's website at www.dora.state.co.us/real-estate.

1. I, the mortgage loan originator, am: (check if applicable)
   - ☐ An employee of a company that may make you a mortgage loan or may arrange to make you a mortgage loan. Company: _____.
   - ☐ An individual who may be paid as an independent contractor for my services in originating a mortgage loan.
   - ☐ Other (describe) _____.

   .
2. (Check if applicable):
   - ☐ The total compensation paid may be calculated in part based upon the interest rate and fees charged on your loan. This means, in some cases, that if your loan's interest rate and fees increase, the compensation will increase as a result.
   - ☐ I am paid by a salary or other method that is not affected directly by your loan's interest rate and fees.

3. (Check if applicable):
   - ☐ The total front end compensation is $____,_____. The total back end compensation is $____,_____. The total compensation for this transaction is $_____,_____.
   - ☐ At this time, the compensation cannot be determined. As a result, my good faith estimate of the total front end compensation is $____,_____ to $____,_____. My good faith estimate of the total back end compensation is $_____,_____ to $_____,_____. My good faith estimate of the total compensation for this transaction is $____,_____ to $____,_____.
   - ☐ I may receive other forms of compensation related to this transaction. Other compensation may include: _____.

4. You may decide to pay upfront closing costs in cash at closing, or from the proceeds of your loan. If you pay these costs at closing, this may generally result in a lower interest rate. In some circumstances, you may also decide to pay the closing costs by agreeing to a slightly higher interest rate and having the closing costs paid by the mortgage lender. Also, in some circumstances, a property seller or third party may agree to pay your upfront closing costs.

I/we acknowledge receipt of this disclosure:

_____	_____	_____	_____
Primary Borrower	Date	Co-Borrower	Date

_____	_____	_____	_____
Mortgage Loan Originator Printed Name	Mortgage Loan Originator Signature	License Number	Date

Clear Form