

Illinois - Advance Fee Disclosure

Date:

Broker:

Borrower(s):

Property Address:

Loan #:
MIN:

ADVANCE UP FRONT FEES

The following fees are being charged in connection with the processing of your loan application. Other fees not shown here may be payable later and are shown on the Loan Estimate. Nonrefundable fees are subject to applicable limitations of state and/or federal law.

<u>Name of Fee</u>	<u>Amount</u>	<u>Important Information</u>
Application Fee	\$	The application fee will be applied toward the cost of processing the loan. This fee is refundable according to the terms and conditions set forth in the Loan Brokerage Agreement required by Ill. Admin. Code tit. 38, § 1050.1010.
Appraisal Fee	\$	The deposit for this loan will be applied toward the total cost of the appraisal, which may exceed the amount of the deposit. The deposit is refundable only if the loan is denied or withdrawn prior to the Broker ordering the appraisal.
Credit Report Fee	\$	The deposit for this loan will be applied toward the total cost of the credit report, which may exceed the amount of the deposit. The deposit is refundable only if the loan is denied or withdrawn prior to the Broker ordering the credit report.
TOTAL	\$	

Notwithstanding the foregoing, if you deliver to the Broker a written cancellation of your application on the same day the Broker receives such application, you shall be entitled to a refund of all sums paid by you, except the Broker may, in its discretion, retain \$25.00, pursuant to the provisions of Ill. Admin. Code tit. 38, § 1050.1170

Unless prohibited by law, you are entitled to the return of all documents provided by you, or at your expense, to the Broker, upon your request, if your application for a mortgage loan is declined by or on behalf of the Broker or canceled by you.

III. Admin. Code tit. 38, § 1050.1340

By signing below, you acknowledge receipt of this Disclosure.

BY: _____
Broker

- BORROWER - - DATE

- BORROWER - - DATE