

# CU Select

## DISCLOSURE & TRANSFER AUTHORIZATION

To Whom It May Concern:

I/We hereby Authorize you to release for verification purposes, information concerning:

\_\_\_\_\_ Employment history, dates, title, income, hours worked, etc.

\_\_\_\_\_ Banking and savings accounts of record.

\_\_\_\_\_ Mortgage loan rating (opening date, high credit, payment amount, loan balance, and payment record).

\_\_\_\_\_ Any information deemed necessary in connection with a consumer report for a real estate transaction.

\_\_\_\_\_ Application Package Review.

**Please place initials next to each selection above.**

This information is for the confidential use of this lender in compiling a mortgage loan credit report.

A photographic or carbon copy of this authorization (being a photographic or carbon copy of the signature(s) of the undersigned), may be deemed to be the equivalent of the original and may be used as a duplicate original.

Also, we authorize State Highway Patrol Federal Credit Union to release & transfer all pertinent information to CU Select for a non-cost, no obligation analysis.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date

*CU Select ~ 3560 Pentagon Blvd ~ Beavercreek ~ Ohio ~ 45431  
Ph: (937) 912-7734 ~ Fax: (937) 912-7735*

# CU Select

## SERVICES RENDERED RETENTION AGREEMENT

I/We, the undersigned (Borrower), due hereby request State Highway Patrol Federal Credit Union, 1900 Polaris Parkway, Suite 400, Columbus, Ohio 43240, obtain and process financial information provided by or obtained on my behalf, and provide such information to lenders, investors, or other brokers for the purpose of obtaining a mortgage loan upon such terms and conditions as lender may propose to me, the acceptance of which shall be at my/our sole discretion.

Towards this purpose, I/we agree to pay State Highway Patrol Federal Credit Union an amount equal to ½% of the final loan amount as compensation for its' service on all files funded by CU Select (see Ohio Mortgage Brokers Act 1322) when these services are completed. Such service may include, but are not limited to: (per R.E.S.P.A. statement of policy 1999-1)

- a) Completing application from borrower's information
- b) Analyzing debt ratio to determine maximum mortgage
- c) Educate buyer on available products and financing options
- d) Collect financial and/or other related documents needed
- e) Initiating/ordering VOEs and VODs
- f) Initiating/ordering VOMs
- g) Initiating/ordering appraisals
- h) Initiating/ordering inspection or engineering reports
- i) Provide disclosures (authorization & retention, etc.)
- j) Assist borrower in understanding & clearing credit problems
- k) Keep all parties updated on status of application throughout loan process
- l) Ordering legal documents
- m) Determine whether property is located in flood zone or ordering such service
- n) Participating in the loan closing

Also, in addition to any fee paid directly by me/us to CU Select I/we understand that CU Select may, at its' sole discretion; receive additional compensation from the underlying investor/lender of this loan. This fee is commonly referred to as a yield spread premium, service release fee or service provider fee. This additional compensation is based upon the difference in the lender's wholesale interest rate and the rate of the interest I/we agree to pay. I/We further acknowledge that any such fee paid to CU Select, the lender, is to compensate CU Select for service rendered on my/our behalf and is often used as a way to lessen my/our our of pocket costs associated with such a transaction. Furthermore, I/we acknowledge and consent to CU Select receiving such fees.

This agreement shall serve as instruction to the lender, closing agent, or escrow agent to pay all amounts due CU Select from the loan proceeds upon closing and disbursement of my/our loan.

I/We understand that I/we am/are solely responsible for payment of any and all fees to be paid to the third parties for such expenses as appraisals, credit reports, title insurance, surveys, etc. in conjunction with this loan.

I/We understand that there is no guarantee that my/our loan application will be successfully placed or accepted by any lender.

I/We understand that CU Select. is not acting as my/our agent and cannot guarantee me /us the lowest interest rates or closing costs. I/We have the option to seek and secure financing on my/our own, with no fees due to Cu Select

This agreement is signed on \_\_\_\_\_ and will remain in effect until the closing of my/our loan or the declination of my/our loan request.

### **AGREED and ACCEPTED:**

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
State Highway Patrol Federal Credit Union

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
CU Select

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