

Broker Originator Compensation Certification

To accept loan applications that a Broker submits to Hometown Equity Mortgage, LLC, dba theLender (further referred to as theLender)

Broker represents, warrants and covenants to theLender that:

1. Broker has adopted, for each of its loan originator employees, written compensation plans that are in compliance with applicable law and regulations, including but not limited to the originator compensation rules found in Regulation Z, which implements the federal Truth-in-Lending Act (the "Rule").
2. Broker's loan originator employees are only compensated in the following manner.
 - a. Salaried (Fixed amount per compensation period that does not vary based on performance);
 - b. Hourly (If applicable, with overtime pay in accordance with applicable law);
 - c. Fixed amount per loan (example, \$500 per loan);
 - d. Percentage of loan amount (example, 50 bps multiplied by the loan amount); or
 - e. Broker is a Sole Proprietor with no loan originator employees.
3. As to loans on which Broker receives compensation from theLender (Lender Paid transactions):
 - a. Neither the Broker, its loan originators, nor any affiliates of the Broker or its loan originators will receive any additional compensation or fees from the borrower or from financial concessions a seller has agreed to provide to the borrower.
 - b. Neither the Broker, its loan originators, nor any affiliates of the Broker or its loan originators will receive any compensation or fees from any third party other than theLender.

Note: For purposes of this Certification, "additional compensation or fees" includes, without limitation, loan application fees, processing fees, underwriting fees, administration fees or other types of origination fees, but excludes actual third party fees such as credit report fees or appraisal fees.

4. As to loans on which Broker receives compensation from the Borrower (Borrower Paid transactions):
 - a. Broker's loan originator employees will be paid solely on an hourly or salaried basis, and any bonus paid to the employee will be calculated on permissible factors under the Rule.
 - b. Broker's loan originator employees will not receive any compensation, however labeled based on a "transaction term", or a proxy for a transaction term, as defined in the final Mortgage Loan Originator Rule issued by the Consumer Finance Protection Bureau.
 - c. Borrower Paid Broker Compensation Selection will not exceed 2.75% of the loan amount, including all origination/fees payable to the broker.
5. Lender Paid Broker Compensation Selection:
 - a. Loan level compensation must fall within a minimum of \$1,000 and a maximum of \$20,000.
 - b. Multi-State Branches: Please submit a Compensation Certification and Branch Add form for every licensed branch that is required to be added at the time of approval. Licensed branches added post approval will be defaulted to the Broker's Headquarters compensation plan and may be revised at open election.
 - c. If Broker is submitting licensed branch additions for approval consideration with theLender, Broker's compensation may vary at the branch level only if the branch is not licensed or does not carry a license in the same state as any of the other branches.

Lender Paid Compensation Plan Selection

theLender Broker ID:	NMLS ID:
Headquarters Address (include City, State and Zip):	
Loan Level Compensation Percentage (theLender accepts loan level compensation percentages between 1% and 2.75% in 1/8 increments)	