

TENNESSEE ADVANCE FEE AGREEMENT

Pursuant to Tennessee Code Ann. §45-13-206(c)

Date: _____

Borrower Name(s): _____

Property Address: _____

Broker Name: _____

Broker Address: _____

Broker Phone #: _____

Broker License #: _____

NMLS ID #: _____

In order to proceed with your residential mortgage loan application, you agree to first deposit funds for payment of the fees listed below.

Application Fee: \$ _____
A fee for the initial processing of a mortgage loan application.

Credit Report Fee: \$ _____
A fee for a report detailing an individual's credit history and current status of an individual's credit standing prepared by a credit bureau and used in determining a loan applicant's creditworthiness.

Property Appraisal Fee: \$ _____
A fee for an independently and impartially written statement expressing an opinion as to the defined value of an adequately described property as of a specific date, that is supported by the presentation and analysis of relevant market information.

Other: \$ _____
Description: _____

TOTAL DEPOSIT \$ _____

The application fee is refundable non-refundable. If refundable, the terms and conditions for obtaining a refund are as follows: _____

The credit report fee, property appraisal fee, and all other third-party fees are non-refundable except that amounts collected in excess of the actual cost of such services will be refunded. If the credit report,

property appraisal, or any other third-party service has not been performed, the fee for such service will be refunded in full.

The credit report fee, property appraisal fee, and all other third-party fees are estimates of the actual cost of the services. Should the actual costs exceed the estimate, you understand that you must pay the remaining balance at or prior to closing.

The term for which this agreement is to remain in force, before return of the deposit for nonperformance can be required, is _____.

ACKNOWLEDGMENT

I/We have read the above document and acknowledge receiving a copy by signing below.

_____	_____	_____	_____
Borrower	Date	Co-Borrower	Date

_____	_____	_____	_____
Borrower	Date	Co-Borrower	Date

_____	_____
Broker	Date