

PRE-APPLICATION DISCLOSURE

The following is disclosed prior to the acceptance of your application by Garden State Home Finance, Inc. (GSHF):

FEES APPLICABLE FOR CONVENTIONAL AND FHA LOANS:

Credit Report Fee:	\$15 to \$150	Prior to or at application (Fees may be higher for Rapid Rescore)
Appraisal Fee:	\$350 to \$750	Payable to Appraiser after initial disclosures
Application Fee:	\$0 to \$400	On Conventional loans IF compensation paid by borrower only
Broker Compensation/ Origination Fee	1% to 2.00%	Payable at closing - by Lender OR Borrower. Broker Fee Agreement to be executed at application

REFUNDABILITY: The fees indicated above are non-refundable except in occurrence of any of the following:

- GSHF fails to provide this written disclosure at time of acceptance of your application.
- Where no commitment or justifiable denial is issued by a Lender within realistic estimate of time through no substantial fault of borrower, and borrower withdraws. GSHF shall refund all fees received from borrower(s) except appraisal and credit fees as per applicable invoices.
- Where loan is denied by Lender or commitment issued on terms substantially dissimilar to those for which application was submitted for reasons (other than underwriting considerations) which GSHF knew or should have known at the time of application from the information disclosed on the application.

LOAN OPTIONS: At application, for each type of transaction in which you express interest, we shall provide you with loan options from significant number of lenders that we regularly do business with. These options will be those that you are likely to qualify for and will represent the following: (1) Loan with the lowest interest rate; (2) Loan with lowest total dollar amount for origination/discount fees/points; and (3) Loan with lowest rate without risky features such as prepayment penalty, negative amortization etc.

ESTIMATED TIME FOR PROCESSING: 30 DAYS – after all requested information has been received.

GSHF representative to contact with any questions, comments, or complaints:

Manvinder Dua, President

Telephone: (201) 368-3335

Email Address: mdua@gshomefinance.com

NON-SERVICING MORTGAGE BROKER: we are a licensed mortgage broker in New Jersey and do not service loans.

E-MAIL DELIVERY: By providing email address _____ you are giving affirmative consent to GSHF to deliver all mortgage related disclosures and communication to you in an electronic format. If you choose not to use this method all communication will be sent via regular mail which could possibly cause delay in processing and/or closing your loan.

CREDIT REPORT FEE; APPAISAL CHARGE; and BLANKET AUTHORIZATION:

We authorize you to verify our credit information from an agency of your choosing as per details below. This information is for confidential use of GSHF in compiling mortgage loan credit report. A copy of this authorization may be deemed equivalent of the original. This authorization is also valid for verification of information contained in our loan application and for Appraisal charges after proper disclosures have been provided.

I/we hereby authorize your credit agency (currently CIS Info Services) to charge my/our account below for credit report (\$25 to \$75):

M/C VISA AMEX Card # _____ Exp Date: _____ Code _____

Name on credit card and billing address: _____

ACKNOWLEDGEMENT: By signing below I/we hereby acknowledge that I/we have read this form and received a copy.

Signature

Date

Signature

Date