

Section 156.303(13) the Mortgage Broker License Act permits the commissioner to order a disciplinary action against a licensed mortgage broker or a licensed loan officer if the commissioner has determined, after a hearing, that the person has "acted in the dual capacity of a mortgage broker or loan officer and real estate broker, salesperson, or attorney in a transaction without the knowledge and written consent of the mortgage applicant or in violation of applicable requirements under federal law." The following disclosure form is provided as an optional form to make these required disclosures. It is believed that the disclosures provided for in this form would be adequate for the purposes of meeting the requirements of Section 156.303(13) the Mortgage Broker License Act. Additional or alternative disclosures may be required by the laws and rules governing the conduct of real estate brokers and salespersons and attorneys and/or by other applicable federal laws. You should consult an attorney of your choosing to determine if any modifications or additions to this form, or some alternative form of disclosure, is required to assure that you are in compliance with all requirements applicable to your particular facts and circumstances.

Disclosure of Multiple Roles in a Consumer

Real Estate Transaction

To: \_\_\_\_\_

From: \_\_\_\_\_

In connection with your efforts to identify a 1-4 family residence for purchase and your efforts to obtain financing for that purchase, I will be acting as your mortgage broker or loan officer and in the following role(s) (*check all that are applicable*):

as a real estate broker, agent, or salesperson for

the seller       you (the buyer)       you AND the seller, as an intermediary

as an attorney for

the seller       you (the buyer)       the lender (preparing loan documents)

As required by law or as otherwise deemed appropriate, I may provide you other disclosures, describing in greater detail one or more of the roles described above.

Acting in these multiple roles presents the potential for conflicts of interest. If an actual conflict of interest is identified, I will promptly disclose it to you. Examples of potential conflicts of interest include the possibility that services I provide to you in one capacity may affect my compensation in connection with services I provide to you in another capacity.

By your execution below you acknowledge these disclosures and consent to my multiple roles. You acknowledge that you have read this disclosure and understand it, that you have been given the opportunity to ask questions, and that I have responded fully to any and all such questions.

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Signature

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Signature

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Name

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Name

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Date

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Date