

FEE DISCLOSURE

You have applied to NBT Commonwealth Mortgage Corporation for a residential loan. NBT Commonwealth Mortgage will submit your application for a residential mortgage loan to a participate lender with which it from time to time contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that we furnish this form to you to clarify the role of NBT Commonwealth Mortgage Corporation. This form supplements other disclosures or agreements required by law that you should receive from NBT Commonwealth Mortgage concerning your loan application.

SECTION I. NATURE OF RELATIONSHIP. In connection with this mortgage loan:

- NBT Commonwealth Mortgage may be acting as an independent contractor and not your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
- NBT Commonwealth Mortgage has entered into separate independent contractor agreements with various lenders.
- While NBT Commonwealth Mortgage seeks to assist you in meeting your financial needs, it does not distribute products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

SECTION II. NBT COMMONWEALTH'S COMPENSATION. The lenders whose loan products are distributed by NBT Commonwealth Mortgage Corporation generally provide their loan products to NBT Commonwealth Mortgage at a wholesale rate.

- The retail price NBT Commonwealth Mortgage offers you-your interest rate, local points and fees-will include NBT Commonwealth Mortgage's compensation.
- In some cases, either you or the lender may pay NBT Commonwealth Mortgage all of its compensation.
- Alternatively, both you and the lender may pay NBT Commonwealth Mortgage a portion of its compensation. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
- Also, in some cases, if you would rather pay less up-front, you may wish to have some or all of NBT Commonwealth Mortgage fees paid directly by the lender, which will result in higher interest rate and higher monthly payments than you otherwise would be required to pay.
- NBT Commonwealth Mortgage may also be paid by the lender based on (1) the value of the mortgage loan or the related servicing rights in the market place or (2) other services, goods or facilities performed or provided by the mortgage broker to the lender.

You may work with NBT Commonwealth Mortgage to select the method in which it receives its compensation depending on your financial needs, subject to the lender's program requirements and credit underwriting guidelines.

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be discussed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicant(s) acknowledge that you have read and understand this document. You also acknowledge that you have received a copy of this document.

Borrower Signature

Date

Address

Co-Borrower Signature

Date

Address