



LOAN BROKER-SALES BROKER DISCLOSURE
Disclosure of Broker's Role and Compensation for Both Representing a Principal and Arranging Financing on the Same Transaction (C.A.R Form LBSB, 4/09)

This Disclosure statement concerns the financing and sale of real property situated in the City of _____, County of _____, State of California, described as _____

Residential Purchase Agreement or [X] Other _____ (Property) pursuant to the California _____, dated _____ between _____ (Buyer) and _____ (Seller).

1. DISCLOSURE OF AGENT FOR SALE AND FINANCING:

California Business and Professions Code § 10131 permits a person or entity licensed as a real estate broker to, among other things, represent others in the sale of real estate as well as to represent borrowers or lenders in connection with loans secured by liens on real estate. If the Broker is acting in both capacities in the same transaction, Business and Professions Code § 10177.6 requires a disclosure to all Parties within 24 hours.

In the above transaction, Shore Capital Corporation (Broker) is arranging financing in connection with that transaction and also represents [] Buyer [] Seller.

Principal acknowledges that Principal has read, understands and has received a copy of this Disclosure of Agent for Sale and Financing.

Buyer _____ Date _____
Buyer _____ Date _____
Seller _____ Date _____
Seller _____ Date _____
Broker Shore Capital Corporation BRE Lic. # 1518537
By _____ BRE Lic. # 1319560 Date _____
(Salesperson or Broker-Associate)
Michael P. Hausam

2. DISCLOSURE OF AMOUNT, FORMS AND SOURCE OF COMPENSATION:

The California Department of Real Estate Regulation 2904 requires a Broker acting as a loan broker and sales broker in the same transaction to disclose to all parties the amount, source and form of compensation for such activities before Close of Escrow. Broker has received or anticipates receiving the following as compensation for services in the transaction:

A. FOR THE SALE:

Amount: [] % of sales/lease price, or [] \$ _____
Form of compensation (if other than cash or check): _____
Source of payment: [] Buyer [] Seller [] Other _____

B. FOR ARRANGING FINANCING:

Amount: [] % of financed amount, OR [] \$ _____
Form of compensation (if other than cash or check): _____
Source of payment: [] Borrower [] Lender [] Other _____

Principal acknowledges that Principal has read, understands and has received a copy of this Disclosure of Amount, Forms and Source of Compensation.

Buyer _____ Date _____
Buyer _____ Date _____
Seller _____ Date _____
Seller _____ Date _____
Broker Shore Capital Corporation BRE Lic. # 1518537
By _____ BRE Lic. # 1319560 Date _____
(Salesperson or Broker-Associate)
Michael P. Hausam

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Reviewed by _____ Date _____

