



Build Smart

Construction Management
Consulting and Financing

Capital City Mortgage/Construction Services

Welcome to Capital City Mortgage Build Smart New Construction Consulting Services

Thank you for allowing us to assist with your real estate investing goals.

I think you have made a wise choice to select the Build Smart New Construction Consulting Services.

We will provide you with professional consulting services that will insure your project a success.

The Consulting Services

There is a 4-part process to the New Construction Consulting Program. I have enclosed a copy of the consulting agreement for your review.

When you are ready to get started, I am enclosing a link for payment for the consulting services. The fee is \$1995.00 to get started.

Link to payment for initial processing

<https://app.moonclerk.com/pay/2ou19ugsrmry>

Once we receive your initial consulting fee, our team will begin the process of obtaining your financing terms and approvals.

If you have any questions, please feel free to contact our office.

Loan Consultant

Capital City Construction Services provides consulting services for builders and investors.

Phase 1 Builder/Buyer Financing

*Personal Financial Analysis Income /Asset/Credit Analysis
*Personal Credit Report
*Credit Analysis/*Recommendations

Phase 2 Business Setup or Review Services

*Review of corporate entity documents
*Setup corporate entity documents
*Analysis of Eligibility for Business and Personal Lines of Credit- (680+ min)

Phase 3 Real Estate Financing Services

Completion of Builder Application/Approval Package
Product Recommendation/Implementation
*Obtain Residential and/or Commercial Financing/Approval/Term Sheet

Phase 4 Construction Management Services

Review the Plans and Specifications
Review the Budget and Cost Estimates
Manage the Project Budget
Manage all Schedules and Timelines for completion

This agreement made between _____ (the "Borrower") and Corporate Capital LLC ("the Consultant") with mailing address of 610 Uptown Blvd Cedar Hill, Texas 75104.

Property Address: _____

II. Consultant Fees. The Borrower hereby agrees to pay the following Consultant fees:

- **Initial Fee.** An initial processing fee of **\$1995.00** is due to the Consultant for services performed in accordance with this Agreement.
- **Construction Management Services Fee: \$5995.00**
- **Real Estate Success Fee.** The Borrower agrees to pay at **closing and funding** the Consultant a success fee equal to 3% or minimum transaction fee of \$2500.00 for any loan secured by the Property for which the Consultant was the procuring cause of the financing for a period of 180 days from the execution this Agreement.

III. Lender Fees. The Borrower understands that the lender may require a cash deposit prior to issuance and acceptance of a loan commitment. Any such deposits will be collected and retained by the lender, subject to the lender's policies and procedures.

IV. Financing is not guaranteed. The Borrower understands and agrees that this Agreement is not a guarantee and that the proposed financing may not be successfully completed. If acceptable financing cannot be obtained, the Consultant's obligation shall be limited to advising the Borrower that the Consultant is unable to procure the proposed financing.

V. Information for Borrower. The Borrower agrees to provide any requested information and to execute and deliver the appropriate completed forms that may be customarily required to secure financing on the Property.

VI. Term of this Agreement. The term of this Agreement shall remain in full force and effect for 90 days from the date of its execution OR until a successful loan is made with "the Lender" OR refusal of its offer. This Agreement may be modified or canceled upon written notice. This agreement constitutes an entire understanding and cannot be modified unless agreed to in writing and signed by all parties. This agreement is binding on the parties aforementioned, their heirs and assigns and all others succeeding in the interest to any party either directly or indirectly.

Agreed to by:

_____ Borrower Date _____

_____ Borrower Date _____

Digitally Signed by the Consultant: _____ Date _____