

SIMPLE FINANCING FOR *Home Improvements*



Financing
\$1,500 to \$100,000

- Instant Pre-Approval decisions with soft credit checks
- A range of competitive APRs and low monthly payments
- No prepayment penalties
- No hidden costs, no swipe fees

RENO 55 and Reno 100
Home Improvement Financing
and General Contracting
Consulting Services



Capital City Mortgage
Funding Your Dreams

Consulting Fee Agreement

The RENO 55 and RENO 100 are home improvement loans designed for the purpose of financing necessary repairs, renovations and even remodels. This loan can be used for primary residence, secondary residence, or investment properties.

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

The Consulting Services shall include the following services as it pertains to each borrower.

Phase I Personal Consulting Services

- Initial Consultation/Determination of Qualifications for Approval
- Personal Financial Analysis
- Personal Credit Report/Credit Analysis/Income/Debts Analysis
- Recommendations

Phase 2 Contractors/Client Scope of Work

- Reviewing and Analyzing the Scope of Work
- Securing Bids
- Approving Vendors/Subcontractors

Phase 3 Construction Financing/Mortgage Financing Services

- Completing Application for Home Improvement/Renovation Loans
- Securing the financing for the project
- Contract Execution

Phase 4 Construction Management/Consulting

- Managing the Project and assuring completion per schedule
- Managing and Supervising Subcontractors
- Managing the budget for renovation/repairs

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

The **credit scores** determine the range for the terms offered for the financing.

Based on the range of your approval the down payment is as follows: _____

Credit Scores Above 660+ Terms 180/120 months

- a. ___ RANGE 1: 10.99% 0% Down Payment: Loan Amount: 30K-49K
- b. ___ RANGE 2: 12.49% 0% Down Payment: Loan Amount: 50K-75K
- c. ___ RANGE 3: 14.49% 0% Down Payment: Loan Amount: 76K-100K

Credit Scores Below 640 Terms 180/120 months

- d. ___ RANGE 4: 16.99% 5% Down Payment: Loan Amounts: 50K-100K
- e. ___ RANGE 5: 17.99% 10% Down Payment: Loan Amounts 50K-100K

Example: \$50K x 5%=\$2,500.00 Down Payment

\$100K x 10% = \$10,000 Down Payment

**** Down Payment can be financed into the loan****

Financing Only (Work Completed)

III. Financing Success Fee. The client has completed the repairs, remodeling, or renovation independently of Capital City Construction and is seeking secure funds based on completion of the project.

Financing Success Fee _____ of Funds Received.

- a. 10% Success FEE: Loan Amount: 30K-49K
- b. 15% Success FEE: Loan Amount: 50K-74K
- c. 18% Success FEE: Loan Amount: 75K-100K

Processing Fee \$495.00

Example of Success Fees: \$30,000 x 10%= \$3,000.00
 \$50,000 x 15% = \$7,500.00
 \$100,000 x 18%= \$18,000.00

IV. Construction Disbursement Requirements

- Initial Budget for Repairs/Renovation**
- Initial Pictures of Project**
- Progress Pictures Based on Request for Draw or Completion of Project**
- Final Pictures**
- Lien Waivers**

V. 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.

VI. 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.

VII. Term of this Agreement. The term of this Agreement shall remain in full force and effect for 60 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 _____

_____ Borrower Date _____

_____ Borrower Date _____

Digitally Signed by the Consultant: _____