

Walls Group, Inc.

1255 Windemere Ave.

Phone: (630) 267-3614

Fax: (630) 961-9796

Consultant: David Walls

Consultant's ID No.: A0871 Email: Dave@WallsGroupInc.com



Consultant's Allowable Fee Agreement

Prepared for: Joe Johnson
Phone: (555) 555-5555

Address: 709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage Loan Originator: Jane Sample Loan Type: HUD 203k

This agreement is entered on 11/11/23, between David Walls (CONSULTANT) and Joe Johnson (BUYER) regarding the subject property: 709 N Sample Ave. AnyTown, US 55555

For the sum(s) specified the **CONSULTANT agrees to:**

- 1) Meet with Borrower(s) and /or Borrower(s) Agent(s) and/or Contractor(s) at the subject property address to inspect the physical property, identify areas in need of improvement, and determine overall suitability for FHA's 203(k) Rehabilitation Mortgage Program. A feasibility fee will be due and payable upon completion of these services. This fee will be credited toward the Total Consultant Fee (below) should Borrower(s) decide to continue the application process. All Fees are non-contingent and non-refundable. If upon initial examination it is determined quickly that the needed repairs are unfeasible for the Borrower(s) and/or excessively expensive, the Consultant will NOT perform a full property Inspection and no additional payment will be necessary.
- 2) With Borrower(s)' input, Consultant will list work items that: A) must be done according to the Program; B) would be recommended to be done at this time by the Consultant or others, and; C) are desired by Borrower(s). From this list, Consultant and Borrower(s) will jointly determine the scope of the work.
- 3) Produce appropriate documentation in a HUD accepted format, with Draw Request. It is understood that any architectural exhibits do not include certified architectural drawings. If such drawing becomes necessary, all extra costs will be the responsibility of the borrower.

If additional testing services are necessary, these services will either be provided by the Consultant or qualified subcontractors agreed to by both the Consultant and the Borrower; however, the charges for these testing services are in addition to the above Consultant fee. The Consultant will try to estimate all extra charges in advance (see below), and may schedule the additional testing for the borrower(s). The charges, however, will be the sole responsibility of the Borrower(s), and will be due and payable at the time of service.

Additional Testing Services or Certifications that may be necessary and their estimated charges:

These services of the Consultant are not to be construed as a home inspection. Those services can be obtained by a licensed Home Inspector.

Allowable Fee Items		
Allowable Fee Item	Fee Item Note	Fee
Draw Inspections	Draw Insp. 5 @ \$350	\$1,750.00
Estimated Permit Fees	Estimated Permit Fees	\$1,250.00
Initial Mileage Fee	Initial Mileage Fee	\$50.00
Mileage	5 Draw @ \$50	\$250.00
Mold Testing - End of Project	Mold Test By Consultant	\$650.00

Fees To Be Paid: \$3,950.00

Lender's assurance of payment for balance due is acceptable with Signature (below).

X _____ Date: _____
If guaranteeing payment, Signature of Authorized Official of the Lender

X Joe Johnson Borrower: _____ Date: _____

X _____ Date: _____
Consultant: A0871 David Walls