

Widow's Oil Consulting Firm, Inc

www.widowsoilconsultingfirm.money

449 West 79th Street

Chicago Illinois 60620

Direct Line: 773-675-6924

Facsimile: 773-409-9913

- ❖ *We do none bankable deals*
- ❖ *Advancing you the cash you need right now!*



ITEMS NEEDED

- Application: EIN# listed
- Recent Tri Merge Credit Report with Scores (*Credit Score must be a minimum of 620 with no foreclosures, bankruptcies, judgments or liens over \$10,000.00.*)
- Experience Verification Sheet: Listing of any real estate experience with verifiable addresses (*i.e., properties purchased, rehab, rentals, leases; pending experience, building tiers are based on borrower's experience*)
- Your Exit Strategy – *what will be done with purchase (flip, refinance)*
- Signed and completed company Fee Agreement
- Initial Deposit for residential transactions = \$1,500.00 (commercial transactions are higher, depending lender) (*Non-Refundable \$500.00 As Is Appraisal Fee (Appraisal Fees may go as high as \$700.00 depending Lender and property).* Property has to appraise out for “As Is” Value at the Sales Contract price or better Non Refundable \$500.00 Application Commitment Fee Per Property)
- Non Re-Fundable After Rehab Value Appraisal/BPO pending lender
- 6 Months business or personal bank statements from Checking Account, with no NSF's and should have 6 months payments in reserves.
- Letter from Bank of Checking Account on file, showing the month-to-date balance in the account, signed by bank management, on establishment's letterhead.
- Void Check from checking account.
- Original Business (LLC or Articles of Incorporation) Formation documents.
- Proof of good standing with Secretary of State (go to www.cyberdriveillinois.com)
- Corporate Resolution or Operating Agreement.
- Scope of Work spreadsheet.
- Sales Contract with riders and addendums.
- Signed Disclosures if needed.
- Commercial Real Estate Initial Deposits can be higher pending transaction and lender and can start at \$3,000.00 and higher pending the size of properties.
- **For closing:**
 - Title
 - Proof of Builder's Insurance: Call Monica Ford at 773-354-8512 for Property and Casualty Insurance.
 - Leases on subject property if any.
 - Lawyer's name, if any. **If no Lawyer, our Lawyer will represent you at your closing and the fee is \$500.00 per closing.**
- **Real Estate Closings must take place at the office of:**
 - **Widow's Oil Consulting Firm, Inc. at 449 West 79th Street Chicago Illinois 60620**

PLEASE KNOW THIS IS NOT ALL INCLUSIVE AND COULD CHANGE BASED ON LENDER'S REQUIREMENTS. SOME LENDER'S FEES CAN BE MORE PENDING ON WHICH LENDER AND WILL BE DEBITED ON FINAL HUD-1'S OR SETTLEMENT STATEMENTS.