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Agreement to Pay Consulting Fee

This Agreement and Contract made and entered into this _____ day of _____, 20__ by _____ and/or _____ (CEO) an, IL Corporation, or it's assignee's and by its President or authorized signer, on behalf of the company or individually, hereinafter Borrower, entered into an agreement with **Widow's Oil dba Widow's Oil Consulting Firm** and or it's assigns, hereinafter, **Widow's Oil Consulting Firm**, in regards to financing expansion of _____ located at: _____.

Witnessed:

WHEREAS, (CEO), or its assignee's (Borrower), hereby requests the assistance **Widow's Oil Consulting Firm**, for the purpose referring a lender, commercial broker, consultation and/or obtaining debt and/or equity financing; for his/her companies by obtaining a loan through the means of: Express Loans, Direct Lenders, Business Lines of Credit and or a conventional loan by either a bank, insurance company, hedge fund or private investors. **Borrower understands and agree that our funding is based on a best efforts case and not a guaranteed approval and our process is as follows: pre qualification, next pre approval, next processing, next Underwriting and final approval, quality control with Clear to Close and all stages are predicated on verification of all documentation submitted from borrower is valid.**

and
WHEREAS, in consideration of **Widow's Oil Consulting Firm's**, best efforts in a referral, consulting and or lending capacity, **Borrower** agrees, to pay **Widow's Oil Consulting Firm** and or it's assigned affiliates, **Brokers or Law Firm** if need be a non refundable \$500.00 Letter of Intent to Fund fee for all real estate transactions and a 4.5% fee of the gross total loan amount approved at any time **Widow's Oil Consulting Firm** and or it's assigns provides funding and a separate \$750.00 Processing Fee for all 1-4 units. At funding, all commissions and fees will be paid at time of Clear to Close and/ or closing with a minimum payment of \$2,000.00 per real estate funding, regardless of the minimum loan amount. Said Letter of Intent to Fund Fee will include one complimentary set of property comparable and if borrower should change properties after Letter of Intent to Fund has been issued, borrower shall be responsible to pay a \$150.00 fee to **Widow's Oil Consulting Firm, Inc.**, for providing additional a CMA Report. It is understood that some of our Lender's pay out at closing your 4.5% total and some only pay out 2.5% of our 4.5% fee hence leaving you a 2% fee to pay separately. It is agreed and understood that upon the Borrower obtaining a Clear to Close for funding, the Borrower agrees to pay a 2% balance of said fee (if Lender only pays 2.5% of the 4.5%) to **Widow's Oil dba Widow's Oil Consulting Firm**, and or it's assigned affiliates, **Brokers or Law Firm** based on the Gross amount funded. If the funding transaction is for a Commercial Real Estate Property, borrower will pay a non refundable \$5,000.00 Retainer Fee to be applied to 4.5% upon closing and additional 1% Processing Fee upon closing. Once we are paid our contractual balance, we will proceed to schedule a 24-48 hour closing to fund borrower's transaction. It is also understood that some of our lenders and sellers of For Sale By Owner properties will also pay an additional fee to **Widow's Oil Consulting Firm** or our subsidiaries. By signing this agreement, you agree to allow **WOCF** to have funds directed out of closing fees.

Whereas, each signatory Party possesses certain information, not known by any other Party. Whereas, the parties are initially desirous or conducting various business transactions in contact with any third Party introduced by other Party to this agreement, except for the mutual benefit of all Parties and The undersigned Parties agree, in the consideration of the foregoing promises to abide by the following terms and conditions:

1. Non-Circumvention: Each Party agrees not to directly or indirectly contact, deal with transact, or otherwise be involved with any corporation, partnership, proprietorships, trust, individuals, or other entities introduced by either Party without the specific written permission of the introducing Party.
2. Each Party agrees not to directly or indirectly circumvent, avoid or bypass each other regarding any renewals, corporation, partnerships, proprietorships, trusts, or other entities introduced by either Party.
3. Non- Disclosure: Each Party agrees not to disclose or otherwise reveal to any third Party the identities, addresses, telephone numbers, facsimile numbers and will not use each other's identity for malicious reasons and self gain for the purposes of ill intentions.

Borrower understands that by signing this agreement they will have all financial documents in place in a timely manner in 5 business days after signing this agreement and within 48 business hours after lender has any conditions. If Borrower doesn't comply in a timely like manner, **Widow's Oil Consulting Firm** has the right to cancel agreement. If at anytime **Widow's Oil** should get a Clear To Close to fund and borrower doesn't go through with transaction, **WOCF** has the right to enforce any commission that is due based on borrower changing their mind to default the contract. If for any reason **Widow's Oil Consulting Firm** doesn't get paid after securing funding and closing, we will have the right to charge borrower a 7% fee and all legal fees associated with law suit if needed. This Agreement shall inure to the benefit of your heirs, executors, administrators and other legal representatives and shall be binding upon the undersigned and his or her heirs, executors, legal representatives, successors and assigns. **Widow's Oil** may also use your experience as a testimony on our website after funded.

DATED: _____
Pamela J. Johnson

Widow's Oil and or its assigns dba
Widow's Oil Consulting Firm, Inc.

[Signature]
Widow's Oil and or its assigns dba
Widow's Oil Consulting Firm, Inc.

YOU →

Print Name Title and signature

YOU →

Print Name Title and signature

Consultant