

# LENDER ENGAGEMENT LETTER

## OWNER-BUILDER PROJECTS WITH PROFESSIONAL OVERSIGHT

This letter outlines Legacy Construction and Building Services' advisory role in support of owner-builder construction projects.

### Project Structure

The homeowner acts as the owner-builder. Legacy Construction and Building Services provides licensed general contractor oversight and consultation in an advisory capacity. This structure preserves owner-builder status while adding professional guardrails to improve execution quality and completion reliability.

### Scope of Involvement

- Construction sequencing and planning guidance
- Review of scopes of work and trade coordination
- Quality control and inspection readiness support
- Ongoing consultation during construction

### Risk Management Benefits

This model supports lenders by:

- Reducing execution and sequencing risk
- Improving inspection outcomes
- Encouraging budget discipline and realistic scheduling
- Adding professional accountability without assuming full project control

### Compensation Structure (Summary)

- \$1,500 per month advisory fee
- 10% fee on GC-provided materials and labor
- No percentage-of-project GC markup is applied.



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### Clarification of Role

Legacy Construction and Building Services does not replace the homeowner as owner-builder and does not guarantee construction costs or timelines. The role is advisory and oversight-focused.

Please contact us with any questions regarding this engagement structure.

Legacy Construction and Building Services

*It's not just a home. It's your legacy.*

