



Consultant's Allowable Fee Agreement

Prepared for: **Jane Johnson**

Address: **7802 Any St.
Any Town, US. 55555**

Lender: Wells Fargo Home Mortgage

Loan Originator: Joe Sample

Loan Type: HUD 203k

This agreement is entered on _____, between Larry D. Madison (CONSULTANT) and

Jane Johnson (BUYER) regarding the subject property: **7802 Any St.
Any Town, 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 fully credited toward the Total Consultant Fee (below) should Borrower(s) decide to continue the application process. This fee is 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 Home 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.

For performing the above services, Borrower(s) agrees to pay Consultant the total sum down below at the time of service (which includes the charge for item #1 above) which is based on HUD's recommended fee schedule. This amount may be reimbursed to the borrower at closing.

If additional testing services are necessary, these services will either be provided by the Consultant or qualified sub-contractors 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:

Allowable Fee Items

Allowable Fee Item	Fee Item Note	Fee
Draw Fee	5 Draws @ \$150.00/Draw	\$750.00
Feasibility Analysis	Work write-up	\$300.00
Mileage	5 Draws @ - 100 miles Ea	\$275.00
SOR Write Up		\$0.00

Fees To Be Paid: \$1,325.00

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 _____ Date: _____
Borrower: **Jane Johnson**

X _____ Date: _____
Consultant: Larry D. Madison ID No.: