



Houston –San Diego-New York City –Salt Lake City –Orlando-Austin- Louisiana-Cincinnati
San Jose, Costa Rica-Brisbane, Australia

Walker Commercial Funding Client Engagement Letter

Thank you for the opportunity to earn your business. As you know, WCF does not charge upfront fees or retainer fees of any kind. We do, however, ask that you officially and exclusively engage us for a period of no more than 21 days from the receipt of your full package to get you the best possible rates and terms for your project.

1. Exclusivity: by signing below, I agree that I am not working with other brokers or independently shopping my/our company’s loan. Additionally, I have asked any other brokers that have not performed to stop all activity on my loan as well.
2. Please list all referring brokers and brokers you have agreed to pay a commission. Please provide the service/fee agreement of any such brokers below:

Broker	- Phone Number -	-Amount Agreed To-	-Amount Already Paid-
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Legal Note: Walker Commercial Funding will pay, out of our proceeds, a referral fee to any referring broker. Legally, the only broker entitled to earning a success fee for closing your transaction is the *procuring broker*.

WCF only accepts loans that we: a) we already have a funding source for and; b) can secure a term sheet from a performing funder within 21 days of receiving your full package. Your 21 days begins after receiving the following items. All of these are needed to properly structure and present your loan to our funder:

1. Business plan
2. Executive summary
3. Proforma
4. Use of funds and draw down schedule
5. Completed Client Information Sheet or WCF Loan Submittal Form
6. Any Appraisal and/or feasibility studies you have
7. Any Contracts you may have
8. Bios and/or Resumes and personal financial statement of principals.
9. 2 years personal and business tax returns (where applicable)
10. Net Operating Income Statement (where applicable)



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Signed and agreed to above:

Company _____

_____ Date_____

Print Name and Title

Signature _____

Please fax back to 800-520-1599 or email to brian@walkercf.com