

## WATSON CAPITAL PROGRAM

# Deal Readiness & Funding Execution Program

A turnkey, A-to-Z transaction-readiness program.

For clients who have a real estate opportunity but need help getting the transaction ready for funding. A premium advisory and execution-support program — not just a loan placement service.

## WHO IT'S FOR

- ✓ Investors, developers & builders
- ✓ Business owners with a real deal
- ✓ Clients who need to become fundable
- ✓ Anyone needing structure & packaging

## WHAT IT HELPS WITH

- ✓ Deal review & funding strategy
- ✓ Capital stack structuring
- ✓ Credit & funding readiness
- ✓ Down payment / cash-to-close strategy
- ✓ GC coordination & construction readiness
- ✓ Permit direction & document packaging

## CREDIT &amp; FUNDING READINESS DIVISION

- ✓ Reviews the file before scope is set
- ✓ Evaluates credit & funding needs
- ✓ Identifies documentation gaps
- ✓ Prepares the file to be fundable

## TIERED RETAINER

- ✓ Every file reviewed before a quote
- ✓ Tier depends on scope & complexity
- ✓ Written engagement required
- ✓ No retainer guarantees funding

Watson Capital Partners provides capital advisory, funding coordination, business-purpose financing support, and deal-readiness services. Watson Capital does not guarantee funding approval, credit approval, credit score improvement, loan approval, credit facility approval, construction approval, permit approval, down payment funding, or closing. All programs, terms, pricing, fees, retainers, credit facility approvals, and funding options are subject to underwriting, borrower qualification, collateral review, documentation, compliance review, capital partner approval, and applicable law. Business-purpose and investment use only.