

Concierge Capital for Sellers in Southern California

HOW CAN CONCIERGE CAPITAL HELP YOU?

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Concierge Capital, made available by Notable, an independent lender offers clients a personal loan with zero due until closing (after a flat origination fee of \$750) to help prepare your home for market. Concierge Capital can help you enhance the marketability of your home and simplify the process of preparing it for sale.

CONCIERGE + CHARTWELL BUNDLE

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If you use Chartwell as the escrow agent for the Compass Concierge transaction, then Compass will provide a \$750 credit to you as a direct-to-consumer discount for choosing to bundle the Compass services (Concierge + Chartwell).

COMPASS CONCIERGE

HOW CONCIERGE CAPITAL WORKS

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Step 1: Apply For A Loan & Agent Confirmation

Once you've signed an Exclusive Listing Agreement (ELA) with your agent, you can apply for Concierge Capital. From there, you can work with your Compass agent to come up with a refresh plan and budget.

Complete the loan application through Notable's website at concierge.notablefi.com/apply/start to determine loan eligibility. This quick online application will ask for customary loan underwriting information, as well as for the name of your Compass Agent. If you are applying using power of attorney on behalf of someone else or the property is part of a trust or estate, Notable will require additional documentation.

Social Security numbers are collected for a soft credit check which should not impact your credit score or future loan / mortgage eligibility.

After you enter your credit limit, your Compass Agent will receive an automatic request via email and text message to confirm that you have signed an Exclusive Listing Agreement. You will be able to complete the application after your Compass Agent confirms your listing details.

Once submitted, the Notable underwriting team will review your application. you should expect to hear back from Notable within 3 business days. Please note, some applications may require additional documentation, which Notable will request within that three-business-day window. At this time, homes held through LLCs and new development homes are ineligible for the Concierge Capital program. Additionally, sellers seeking to utilize Concierge Capital funds to flip properties are not eligible for the Concierge Capital program.

Rules and Exclusions apply. Compass offers no guarantee or warranty of results. Subject to additional terms and conditions. See compass.com/concierge for more information. Subject to the terms of your Compass Concierge Loan Agreement, funds provided by Compass Concierge are to be repaid once one of the following happens (whichever occurs first): your home sells, you terminate your listing agreement with Compass, Compass terminates your listing agreement, 12 months pass from your Concierge start date or Notable otherwise suspends your Compass Concierge loan for any reasons stated in the Compass Concierge Loan Agreement. Concierge Capital loans are provided by Notable Finance, LLC, NMLS# 1824748 and are made or arranged pursuant to a California Finance Lenders Law license. Loan eligibility is not guaranteed and all loans are subject to credit approval and underwriting by Notable. Compass is not a lender and is not providing loans as part of the Compass Concierge program. *Depending on your state of residence, fees or interest may apply.

No Required Use: While a credit from Compass is available only if you use Compass, Concierge, and Chartwell, you are not required to use Chartwell or the Concierge program to obtain real estate brokerage services from Compass. This document for California has been updated and is effective as of September 1, 2023. Please note that Chartwell Escrow is NOT supporting Northern California (Bay Area and Santa Barbara/Montecito/Central Coast) at this time, so this credit is not applicable to listings that are outside of their office footprint.

Step 2: Release of Funds

Once Notable has conditionally approved your application,, funds will be disbursed to you via a Concierge Capital Debit Card. A virtual card will be made available the same day as approval and your physical debit card will arrive within 5 to 7 days.

Step 3: Complete Your Concierge Project

Working with your Compass Agent, you'll select and engage vendors to complete work on your home. Please note, you may also use your Concierge Capital Debit Card in stores and online to purchase home improvement materials, staging props as well as moving and storage goods. Should you need to pay a vendor via cash or check, you may submit a transfer request or request a check be sent directly to your vendor via your Notablefi.com portal. With a transfer, Notable will deposit funds directly into the bank account that you have registered with Notable, allowing you to pay cash directly to your vendor or via a payment app such as PayPal or Venmo.

Step 4: Notify Notable of Closing & Repayment

Concierge Capital funds are due back to Notable at the close of sale or the first applicable milestone in your lending agreement (e.g., de-listing your home, terminating your ELA with your Compass Agent, 12 months elapsing after Notable's approval of your Concierge Capital loan, etc).

When your home enters into contract and a sale becomes pending, you or your agent must notify Notable of the upcoming closing. A final invoice will be issued 7 days before the closing date to allow you to use any remaining funds prior to close. To notify a Notable of an upcoming closing, please email support@notablefi.com or call 833.615.0252 or update your closing information in the Notable portal.

YOUR QUESTIONS, ANSWERED

Q: Does applying for Compass Capital affect my overall credit score and future loan eligibility or hit my credit report?

A: In almost all cases, no. Consumers in California borrowing less than \$10,000 may have those borrowings reported to a credit agency.

Q: How long does the Concierge Capital application take?

A: Most are very quick! For some borrowers, additional documents (mortgage statements, trust agreements, etc.) may be requested. Make sure you respond to Notable in a timely manner to ensure things are not delayed.

Q: Are there any upfront fees or interest?

A: Depending on your state of residence, fees or interest may apply. In California, there is an Origination fee of \$750. Please refer to your loan application for details.

Q: What if my vendors don't take debit card?

A: Notable allows sellers to receive funds directly in their bank account or request a check be sent directly to the vendor. All requests after the first \$5K will require proof of invoice or submission of a scope of work document. Please allow up to 3 business days for cash transfers to your account and up to 14 days for check payments to reach vendors via the post.

COMMON USE CASES

New Appliances | Light Fixtures | Paint | Roofing | Landscaping | Moving & Storage | DIY Projects | Post-Inspection Repairs | And more!

Want to learn more about Compass Concierge?

Visit www.compass.com/concierge

For any loan related questions, please contact Notable directly at support@notablefi.com or call **833-615-0252**.

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