Universal Real Estate Investments

How To Buy Your First Home or Investment Property With

SHORTCUTS TO SECRET SUPER AFFILIATE

MILLIONS

STEP-BY-STEP MANUAL

PULL CASH MONEY OUT OF OWNER SELLER HOUSE

Stop Foreclosures Now, Save your Credit And Equity

Of course, we recommend that all legal documents be reviewed by an attorney

No Money. No Problem. No Risk In Real Estate Business.

Worldwide Real Estate

Congratulations, you have just made one of the greatest investments in your lifetime. You have just become an associate with Universal Real Estate Investments., Real Estate Business for making lots of money over the next year to come rich and free. Good Luck.

The real estate program is going to allow you to gain financial stability and wealth. become prosperous as you move along. To get yourself started in the right direction, read all the way through the shortcuts to secret Real Estate Starter Kit , which has been put together for you and to take notes, writing down any questions you may have or call. Once you have finished reading "shortcuts to secret Real Estate Business" Call Corporate Office to get answers to all your questions. Now that all your questions are answered, you will be ready to start making lots of money in the World of Real Estate Market today.

Thank You,

Universal Real Estate Business Client Deposit Agreement

For Services Value payer print name____

Hereby promises and agrees to pay to ____
(Please print clearly)
____

Products and Service Deposit Pay of $____

Deposit agreement is paid before or at closing, the deal known as ______________________________
(Please print clearly)

Client Agree 100% to this agreement transactions by signing name: x______________________________
Agreement Commission Service Deposit Paid By (Please Check One Below)

Payment: Wire _________Payment: Internet__________ Payment: Money Order ________ Payment: Cash________

It is understood that this Agreement Commission Service Deposit shall be paid by the Real Estate Customers before closing. When the deal is finalized and the Agreement Commission Service Deposit is paid in full. By signing this agreement, you agree to a non- refundable no refund after 8 days. Clients deposits are non –refundable for time and knowledge working on associates transaction nationwide worldwide.

ACCEPTED ON THIS______________**DAY OF MONTH**_____________________**YEAR 20**_____________________

Business Client – (Sign Full Personal Legal Name) **Business Client – (Print Full Personal Legal Name)**

Real Estate Investor 1- (Sign Full Name) **Real Estate Customer 2- (Sign Full Name)**

Company Legal Name (Please Print) **Telephone or Cell Phone Number**

Customer Legal Address (Print)

City **State** **Zip**

Worldwide Real Estate

EZ REAL ESTATE BIZ

Real Estate Investment Services

V.I.P. Bronze: $600 Silver: $700 Gold: $800 Diamond: $900 Platinum: $1,000 Super Platinum: $2,000

Real Estate Partners Super Affiliate Business Program

Universal Real Estate Investments. company represents how to make up to $100,000 plus and more in one year from home, and property locators in the world and is dedicated to providing our clients the most comprehensive How to buy house in the acquisition and liquidation of distressed motivated owners property, pre foreclosures, and deferred maintenance properties, with the highest standards Accuracy Credibility ,and Integrity. Use companies private resource today, buy house fast NATIONWIDE AND WORLDWIDE WITH Universal Real Estate Investments.

Full Legal Name: ____Date____________

Daytime Cell Phone: ___________________________________ Best Time to Reach You: ____________________

Are you: Employed______________________Self-Employed ________________Unemployed __________________

Current Occupation or Business: ____

Are you seeking: Additional Part-time Revenue ____Or a Full-Time Income to Replace Your Job or Business____

How much money would you like to make per month in the Real Estate business opportunity market?

☐ Up to $1,000 weekly ☐ $2,000 to $5,000 weekhly ☐ $8,000 to $25,000 monthly ☐ $25,000 to $50,000 monthly ☐$50,000 to $100,000 monthly ☐$100,000 to $250,000 yearly ☐ $400,000 a year or more yearly

Do you own a computer* ☐ Yes ☐ No Do you have internet access? ☐ Yes☐ No
***Note:* A computer is NOT necessary to profit in the real estate business opportunity market.**

Approximately how many years have you been purchasing business opportunities or money-making books, courses, seminars, etc.?

1. One Year______ 2. Two Years________ 3. Three Years_________ 4. Four Years. _________Or more, how many years? ________

Approximately how many years have you been spent time on business opportunities or money-making books, courses, seminars, etc.?

1. One Year______ 2. Two Years________ 3. Three Years_________ 4. Four Years._________ Or more, how many years? ________

Have You or do you currently own/operate a home-based business? ☐Yes ☐No Do you currently own/operate an Internet Business?☐Yes ☐ No

Worldwide Real Estate

EZ REAL ESTATE BIZ

Real Estate Investment Services

Universal Real Estate Investments. company represents the largest private network of qualified distressed property specialists, real estate home buyers investor buyers, partners, and property locators in the world and is dedicated to providing our clients the most comprehensive education / walk through information in the acquisition and liquidation of distressed motivated owners property, foreclosed, and deferred maintenance properties, with the highest standards of Accuracy, Credibility Integrity. Trust.

This agreement is made on (date) ____________ by and between Universal Real Estate Investments and corporate office.

Name:____ (super affiliate client). Worldwide Business.

Whereas, Universal Real Estate Investments. agrees to provide at least the following services and Client desires to retain such services.

Two Real Estate Partners Super Affiliate Worldwide Program, Lifetime Membership

Super Lifetime Real Estate Worldwide Partner Membership Program #1

1. Bronze: 4 % + profit on any real estate deal worldwide that super affiliate brings into the company.
2. Silver: 6 % + profit on any real estate deal worldwide that super affiliate brings into the company.
3. Gold:12 % + profit on any real estate deal worldwide that super affiliate brings into the company.
4. Diamond: 25 % + profit on any real estate deal worldwide that super affiliate brings into the company.
5. Platinum: 50 % + profit on any real estate deal worldwide that super affiliate brings into the company.
6. S- Platinum:75 % + profit on any real estate deal worldwide that super affiliate brings into the company.

Super Real Estate Partner Affiliate Business Program Lifetime Worldwide #2

1. Bronze: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate
2. Silver: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate
3. Gold: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
4. Diamond: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate
5. Platinum: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate
6. S-Platinum: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate

Super Lifetime Referral Affiliate Worldwide Membership Program #1 &#2

Make Big Cash Money: Bronze: $1,000 Silver: $2,000 Gold: $4,000 Diamond: $8,000 Platinum: $14,000

Two Real Estate Partner Super Affiliate Worldwide Program, Lifetime Membership

Super Lifetime Real Estate Worldwide Partner Membership Program #1

1. Bronze: 4% + profit on any real estate deal worldwide that super affiliate brings into the company.
2. Silver: 6% + profit on any real estate deal worldwide that super affiliate brings into the company.
3. Gold: 12% + profit on any real estate deal worldwide that super affiliate brings into the company.
4. Diamond : 25% + profit on any real estate deal worldwide that super affiliate brings into the company.
5. Platinum 1: 50% + profit on any real estate deal worldwide that super affiliate brings into the company.
6. Platinum 2: 75% + profit on any real estate deal worldwide that super affiliate brings into the company.
7 .Platinum 3: 88% + profit on any real estate deal worldwide that super affiliate bring s into company
8. Platinum 4: 100% + profit on any real estate deal worldwide that super affiliate bring into to company.

Super Real Estate Partner Affiliate Business Program Lifetime Worldwide #2

1. Bronze: Up to 50% Referral fee for bringing in a new partners coming in as super Associate Affiliate
2. Silver: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
3. Gold: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Profits.
4. Diamond: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
5. Platinum 1: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
6. Platinum 2: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
7. Platinum 3: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate
8. Platinum 4: Up to 50% Referral fee for bringing in a new partners coming in. super Associate Affiliate

Super Lifetime Referral Affiliate Worldwide Membership Program #1 & #2

Make Big Cash Money: Bronze: $1,000 Silver: $2,000 Gold: 4,000 Diamond: $6,000 Platinum: $8,000

Website Super Affiliate Sign Up To: $25 1 Week $50 2 Week $75 3 Week $100 4 Week
Super Real Estate Partner Agreement sign Up To: $198 2 Month $298 3 Month $400 4 Month +

Worldwide Real Estate

UNIVERSAL REAL ESTATE INVESTMENTS

Real Estate Investment Services

E Z Real Estate
Real Estate Business Technique Worldwide

Executive Office: 1-800-516-1958
Membership Join Privilege Invitation Certificate agreement

V.I.P. Bronze: $1,000 Silver: $2,000 Gold: $4,000 Diamond: $8,000 Platinum: $10,000 Super Platinum: $14,000

Universal Real Estate company represents how to make up $100,000 plus and more in one year from home, and property locators in the world and is dedicated to providing our client the most comprehensive How to buy house in the acquisition and liquidation of distressed motivated owners property, pre foreclosed property, and deferred maintenance properties, with the highest standards for business deals. start making real estate money right away fast. No money no credit no job no problem.

Price: Bronze: $1,000 Silver: $2,000 Gold: $4,000 Diamond: $8,000 Platinum: $10,000 Super Platinum: $14,000

I understand that my purchase is subject to acceptance and confirmation by Universal Real Estate company. Upon execution of this agreement I understand that I will be receiving how to buy houses with company resource. Training starter kits and up dated guidelines for nationwide and worldwide transactions. so this is a non-refundable no refund Deposit After 8 days of client order starter kits . By Signing I have accepted and affirm that I have read and agree to all of the company terms and conditions of this Agreement. Benefit immediately, but only if you act right away. Quit your current job if you like. When you start making big money up to $2,000 wk + $4,000 $8,00 0 $10,000 $14,000 sign up.

I am Paying a deposit by: Wire___________ Money Order__________ Bank Cashier Check__________ Credit__________

____
Please Print Full Legal Name

____
Signature Legal Name

____
Mailing Address

____
Cell Number

____
Email Address

____
Fax Number

100% Deposit Refunded with in 08 days in Real Estate business

$1000_____________________
$900______________________
$800______________________
$700______________________
$600______________________
$500______________________
$400______________________
$298______________________
$198______________________

____
Sign up paid Sponsor Affiliate Print Full Legal Name and sign your name. 1-800-516-1958: Deposit To. Universal Real Estate Investments. National Bank By Mail, P.O. Chase Box 36520 Louisville Kentucky Zip 40233-6520

Real Estate Posting Sites and Properties for sale and buy

PROPERTIES REAL ESTATE FOR BUY AND SALE.

B.O. Means: Buy Only. S.O .Means: Sell Only. B&S. Means Buy & Sell.

Free - 0 1.www.CRAIGSLIST.com - B&S
Free - 02. www.Backpage.com-B&S
Free - 03. www.ocwen.com-S.O
Free - 04. www.bidselect.com-S.O
Free - 05. www.BuyOwner.com-B&S
Free - 06. www.homesales.com-S.O.
Free - 07. www.homepath.com-S.O.
Free 08. www.buybankhomes.com-S.O.
Free - 09. www.Usleadlist.com-S.O.
Free - 10. www.ForeClosures.com B.O.
Free - 11. www.trulia.com B&S
Free - 12. www.Zillow.com B&S
Free - 13. www.Realtor.com B&S
Free - 14. www.PropertyShark.com B.O.
Free - 15. www.NetronLine.com B.O.
Free - 16. http://www.propbot.com
Free - 17. http://www.homes.com B&S
Free - 18. http://www.redfin.com B&S
Free - 19. http://www.landwatch.com B&S
Free - 20. http://www.remax.com
Free - 21. http://www.century21.com B.O.
Free - 22. http://www.realestatebook.com B&S
Free - 23. http://www.qazzoo.com B&S
Free - 24. http://www.buynselrealestate.com B&S
Free - 25. http://www.myhousedeals.com
Pay - 26. www.NYLisPendens.com B.O.
Pay - 27. www.ForSaleByOwner.com-S.O.
Pay - 28. www.4close.com-S.O.
Pay - 29. www.NJLisPendens.com B.O.
Pay - 30 .http://investorsclassifieds.com B&S
Pay - 31. http://www.FSBO.com B&S
Pay - 32. http://www.owners.com B&S
Pay - 34. www.REALTYTRAC.com B.O.

Universal Real Estate Investments.
REAL ESTATE SERVICES

In Real Estate what is your asking price without telling your seller, what do you want for a profit in your pocket, this is listed below: ask for 40% off sale market value on properties worldwide and nationwide cash deals.

Asking price on a house: $100,000	Cash offer price: $60,000	Profit: $40,000
Asking price on a house: $200,000	Cash offer price: $120,000	Profit: $80,000
Asking price on a house: $300,000	Cash offer price: $180,000	Profit: $120,000
Asking price on a house: $400,000	Cash offer price: $240,000	Profit: $160,000
Asking price on a house: $500,000	Cash offer price: $300,000	Profit: $200,000
Asking price on a house: $600,000	Cash offer price: $360,000	Profit: $240,000
Asking price on a house: $700,000	Cash offer price: $420,000	Profit: $280,000
Asking price on a house: $800,000	Cash offer price: $480,000	Profit: $320,000
Asking price on a house: $900,000	Cash offer price: $540,000	Profit: $360,000
Asking price on a house: $1,000,000	Cash offer price: $600,000	Profit: $400,000

R.E. Green Light deals GLD Real Estate Guidelines Nationwide and Worldwide

Real Estate House Conditions: Cash offer price below full sale market value

1. Poor: 60% off below Sale Market Value, House condition cash offer price.
2. Fair: 50% off below Sale Market Value, House condition cash offer price.
3. Good: 40% off below Sale Market Value, House condition cash offer price.
4. Excellent: 30% to 40% off below Sale Market Value, House condition cash offer price.

Real Estate Neighborhood Land Conditions: Cash offer price below full sale market value

1. Poor Neighborhood: 60% off below Sale Market Value for Real Estate Land cash offer price.
2. Fair Neighborhood: 50% off below Sale Market Value for Real Estate Land cash offer price.
3. Good Neighborhood: 40: off below Sale Market Value for Real Estate Land cash offer price.
4. Excellent: 30% to 40% off below Sale Market Value for Real Estate Land cash offer price.

EZ REALESTATE BIZ

Here's a sample business card

Real Estate Investment Services

Call Executive Real Estate Office

Make up to $100,000 cash and more in one year in real estate. No cash No credit needed to buy houses. Make all cash offers use our money, worldwide. Buy your house fast.

Money Source Funds Available
Buy Real Estate Using Company Money
No Money No Problem No Risk
Become rich in the Real Estate Business

Universal Real Estate Investments

Buy owner motivated distress ugly houses and pretty houses without your own money or credit. And no risking your money in real estate business
Pay Owner Seller Cash.

Company Pays Cash up to $2,000 plus Finder Fee

Universal Real Estate Home Seller Profile Residential

Personal Name print: ____________________________________Date _____

Company Name: ____

Home/ Cell: #____

Availability Of Properties 100%: Yes_____________ No __________________

Principle Owner: Yes__________________ No ___________________

Owners Consultant: Yes__________________ No___________________

Representative Owner: Yes __________________ No ___________________

Owner Mandate: Yes __________________ No ___________________

Broker For Owner: Yes __________________ No __________________

Owners Partner: Yes ___________________ No____________________

Sellers Standard Universal Real Estate Sales Agreement

AGREEMENT: Seller please print name ____, Hereinafter called Seller, whose address is. (Street, City, State, Zip)

____, agrees to sell to

____, Hereinafter called Buyer, Whose Address is.

____, the real property described as the following: Legal Address

____
Physical address: (Street, City, State, Zip)

____Month:________Date:________Year:20__________

Mon_____ Tue____Wed_____Thur______Fri_______Sat______Sun______ Check one that applies.
Universal Real Estate Investments for valuable consideration, the Seller agrees to sell and Buyer may agree to buy property for the following price and on the following terms.

and all improvements thereon (Hereinafter called Property) according to the terms and conditions in this agreement. The Seller will sell this property to the buyer, free from all claims, liabilities and any judgments, unless noted in this agreement.

1. Agreement Cash Offer Portion Of Sales Price By Buyer To Seller At Closing …………………..1. $ ____________________

(a) Seller Asking Price of Properties…………………………………………………………………….2. $ ____________________

(b) Full Market Value Price of Properties ……………………………………………………………3. $ ____________________

(c) TOTAL PURCHASE PRICE BY BUYER ………………………………………………………………..4. $ ____________________

D 2. EARNEST MONEY: Closed within_______ business days of the execution of this contract by both parties, Buyer shall

deposit $_________________________as earnest money in full within _______due upon completion of all inspection period.

address____ If buyer fails to deposit the earnest money as required by this agreement, Buyer may extend at a reasonable amount of time to deposit the earnest money within this universal sale contract agreement worldwide. This original universal sales agreement price may be renegotiated at any time if necessary up to closing date. Sum of all financing described __$ - 0 - _closing date will be determined after all property inspection is completed.

3. NOTICES: Any notices and communications required to be given herein shall be sent to the parties listed above at their respective addresses by certified mail - return receipt requested. Such notice shall be effective upon delivery or mailing.

4. This offer is contingent: upon approval by Licensed Engineer Structural Inspection, and Title & Deed Check, Buyer Lawyer, Buyer Real Estate Business Partners, State License Certified Appraiser, financing, within______ business days. Company reserves its right of integrity and its code of values worldwide. Proof of funds available if necessary, all contingents are checked because of acts of nature and acts of terrorism worldwide. The increase in stolen social security numbers and credit cards identity theft. Full money payment will be available after all the contingences are checked. Buyer will put earnest money deposit for down payment after all subjects are checked for inspection, structural, appraiser,Title & Deed Total Checks.

5. APPRAISAL CONTINGENCY: This agreement is contingent upon property appraising at no less than

$ ____.

6. Title **And Insurance: Seller, at Seller's expense, shall obtain a title insurance policy.**

7. Tenant and seller (if any) will make property accessible to show partners, structural inspectors, Licensed Engineer. state license certified appraisers and /or contractors and Title & Deed check prior to closing time date.

Month:_________Date:________Year:20____________ Standard universal sales agreement.

Check one that applies. Mon______ Tue_____Wed_______Thur_____Fri_______Sat______Sun_____

In the event title is found defective, Buyer shall within fourteen days therefore notify Seller in writing specifying the defects or else same shall be waived. If defects render title unmarketable, Seller shall have 180 days within which to cure said defects or Buyer may cancel this contract within 180 days.

7. PRORATED ITEMS: Taxes, insurance, HOA fees, assessments, dues, and rents shall be prorated through the Closing Dates. If seller receives any other offers on this property, buyer shall be notified

8. POSSESION: Seller shall deliver to Buyer possessions of the Property in its present or required condition, ordinary wear and tear excepted upon closing and funding

9. CONDOMINIUMS: If this property is a condominium requiring approval by the association or developer, buyer shall make application within five days of acceptance of this contract and shall pay all approval and transfer fees, if any. Any paid assessments shall be prorated at closing. Buyer will pay all unpaid assessments.

10. FINANCING: The portion of Sales Price not payable in cash will be paid as follows: A promissory note from Buyer to Seller of $__________________ bearing ______% interest per annum, secured by vendor's and deed of trust liens (mortgage) payable in ___________ monthly installments of $___________ for _______________ months when the balance of the Note will be due and payable. Said note shall be assignable from Buyer to real estate partners.

11. EXAMINATION OF TITLE AND TIME OF CLOSING: Closing shall be within___business days at a location.. The property is subject to prior sale until such time as the Buyer named above shows proof of the funds needed to close and all contingencies have been met by this standard universal real estate sale contract. All liens against the property shall be paid before closing time by the seller.

12. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may enforce specific performance, or seek such other relief as may be provided by law, or terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract for any other reason, Seller will be in default and Buyer may enforce specific performance, seek such other relief as may be provided by law, or terminate this contract and receive 100% of the earnest money deposit back. Thereby releasing both parties from this universal sale agreement contract.

13. REPRESENTATIONS: Seller represents that as the Closing Date (a) there will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing payment loans assumed by Buyer and (b) assumed loans will not be in default. If any representation of Seller in this contract is untrue on the Closing Date, Buyer may terminate this sales contract and the earnest money deposit will be refunded back 100% to the Buyer All representations contained in this universal sales agreement contract will survive closing time.

14. CONSULT AN ATTORNEY: If you do not understand the effect of this contract, consult an attorney before signing. Buyer may assign this universal real estate sales agreement contract to Real Estate Business Partners or recognizable familiar known persons nationwide and worldwide.

15. RISK OF LOSS OR DAMAGE: If the improvements are damaged by fire or other casualty prior to closing, Seller or Buyer may cancel this Contract, or may extend the closing date up to 180 days and restore them to substantially their original condition.

16. CONVEYANCE: It is agreed that the Property will be conveyed by Fee Simple Deed. It is agreed that the Buyer shall purchase the property. This offer is contingent upon approval by Buyer Real estate Business Partners and licensed engineer structural inspection, Title & Deed, state license certified appraiser inspection within ______ business days. $______To be paid at closing of the sale.

17. LEASES: Property to be conveyed subject to existing leases and tenancies, if any.

18. INSPECTION: Property is being sold in "AS IS" condition with no representations or warranties of any nature being given by Seller. Buyer has personally fully inspected the property, finds satisfactory and does not rely on any representations not contained in this contract. Attached to this agreement is a Seller Disclosure form.

19. ATTACHED ADDENDA: Which are part of this agreement are as follows.

____

____

____

20. ZONING: Property to be conveyed subject to governmental, building, zoning and other ordinances worldwide.

21. CLOSING DATE EXTENSION: Seller or buyer may extend closing a reasonable amount of time not to exceed 180 days open contract to facilitate the process of financing, structural, appraiser, title & deed, attorneys and partners. This open contract will survive any act of nature and act of terrorism worldwide for 180 days open contract. Owner seller may cancel this extended 180 days open contract by receiving earnest money down payment and close with a signed contract by a new buyer, as per company policy worldwide.

22. SEVEREABILITY: In the event any clause in this contract is held to be unenforceable or against public policy, such holding shall not affect the validity of the remainder of the contract unless it materially alerts the terms hereof. Buyer may rent with lease options to buy this real estate property and may lease option out to a new buyer with this contract agreement.

23. SETTLEMENT EXPENSES: The following expenses must be paid at or prior to closing.
(1) Expenses payable by seller (Seller's Expenses): Releases to liens, including prepayment penalties and recording fees; release of seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fees; and other expenses payable by seller under this agreement.
(2) Expenses payable by buyer (Buyer's Expenses): Conventional/ FHA financing; loan origination, discount, buy-down, and commitment fees (Loan Fees); appraisal fees; loan application fees; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; mortgage title policy with endorsements required by lender, loan related inspection fees, photos, amortization schedules, one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, include universal taxes and special governmental assessments; final compliance inspection; courier fee repair inspections, underwriting fee and wire transfer and other expenses payable by buyer under this contract. VA Financing; appraisal fees; all prepaid items, including required premiums for flood and hazard insurance; reserve deposit for other insurance, mortgage title policy; expenses incident to any loan, Including credit reports recording fees, loan origination fee and loan related inspection fees.
(3) Additional Expenses; Seller shall also pay an amount not to exceed $______________________to be applied in the following order, Buyer's Expenses which buyer is prohibited by FHA or VA from paying: Buyer's prepaid items; other Buyer's Expenses.

24. ADDITIONAL TERMS AND CONDITIONS:
(A) Where the context requires, the terms seller and buyer shall include the masculine as well as the feminine and the singular as well as the plural.

(B) There are no agreements, promises, or understanding between the parties except as specifically set forth in the contract. No alterations or changes shall be made to this contract unless the same is in writing and signed or initiated by the parties hereto and made part in the main body of this contract.

(C) The provisions of this contract shall survive the closing and shall not merge in any deeds or conveyance herein.

(D) This agreement shall be construed under the laws of the state of ____________________________

EXECUTED THE MONTH:___________ DATE:__________ YEAR:20__________

Mon_______ Tue______Wed_______Thur______Fri_______Sat______Sun______ Check one that applies.

____

Buyer Print Legal Name

____

Buyer Sign Legal Name

____

Seller Print Legal Name

____

Seller Sign Legal Name

RIDER ADDENDUM

This Addendum is made the ____________day of (mo.) _________, (yr.) ______and is added to and amend that certain agreement by and between _______________________ as Seller(s) and ____as Buyer(s) which Contract/Agreement is dated the ______________day of (mo.) _______________ (yr.) _________________ on the following Property: _______________________________

____

In exchange for the mutual and valuable consideration of Owner/Seller and First Buyer, it is agreed as follows:

Conveyance: It is agreed that the Property will be conveyed by fee simple deed. It is agreed that buyer shall purchase the property.

This offer is contingent upon buyer and seller signing a sales contract agreement before all subject are checked, as approval by Licensed Engineer Structural Inspection, and Title & Deed Check, Buyer Real Estate Business Partners, State License Certified Appraiser, financing, within______ business days. Company reserves its right of integrity and its code of values worldwide. Because of acts of nature, terrorist attacks and the increase in stolen social security numbers and credit cards identity theft, buyer will put earnest money deposit for down payment after all subjects are checked. Buyer may assign this sale contract to Real Estate Business Partners. CLOSING DATE EXTENSION: Seller or buyer may extend closing at a reasonable amount of time not to exceed 180 days to facilitate the process of financing, lawyers, structural, appraiser, title & deed, and partners. CONSULT AN ATTORNEY: If you do not understand the effect of this agreement. consult an attorney before signing this real estate rider addendum agreement.

____

Universal Real Estate Home Buyers Profile Residential

Name print: ____Date ____________

Company Name: ____

Buyer 100% ready to buy properties? Yes_____ No______________

Principal Buyer: Yes__________________ No _____________________

Representative Buyer: Yes __________________No _____________________

Buyer Mandate: Yes __________________ No _____________________

Broker For Buyer: Yes __________________ No _____________________

Buyer's Partner: Yes _________________ _ No______________________

Buyer's Consultant: Yes__________________ _No______________________

Buyers Standard Universal Real Estate Sales Agreement

AGREEMENT: Seller please print name ____, Hereinafter called Seller, whose address is. (Street, City, State, Zip)

____, agrees to sell to

____, Hereinafter called Buyer, Whose Address is.

____, the real property described as the following: Legal Address

____
Physical address: (Street, City, State, Zip)

____Month:________Date:________Year:20___________

Mon_____ Tue____Wed_____Thur______Fri_______Sat______Sun______ Check one that applies. **Universal Real Estate Investments**

and all improvements thereon (Hereinafter called Property) according to the terms and conditions in this agreement.

1. Purchase Price……………………………………………………………………………………..1. $ _____________________

(a) Cash portion of Sales Price payable by buyer at closing……………………………………………2. $ _____________________

(b) Full Market Value Price of Properties ………………………………………………………………3. $ _____________________

(c) TOTAL PURCHASE PRICE ……………………………………………………………………………..4. $ _____________________

D 2. EARNEST MONEY: Upon execution of this contract by both parties, Buyer shall deposit $_____________________________ as **earnest money with ____as escrow agent office, address______________________ __________________. Buyer shall deposit non-refundable earnest money Of $__________________________with escrow agent within ____________days of the execution date of this contract. If buyer fails to deposit the earnest money as required by this agreement, Buyer will be in default and seller may null and void this signed universal real estate sale agreement contract. Buyer agrees to a non- refundable earnest money with this agreement contract. Nationwide and worldwide transactions.**

(A) This sales agreement may close within __________business days of the execution of this signed contract by both parties.

3. NOTICES: Any notices and communications required to be given herein shall be sent to the parties listed above at their respective addresses by certified mail - return receipt requested. Such notice shall be effective upon delivery or mailing.

4. PROPERTY INCLUDED IN THE PURCHASE PRICE: (Strike items not applicable): the house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, fencing, television units, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment and maintenance accessories, and artificial fireplace logs, existing matching paint or carpet supplies and keys to all locks for local and worldwide properties.

5. APPRAISAL CONTINGENCY: This agreement is contingent upon property appraising at no less than

$ ____.

6. Title And Insurance: Buyer, at Buyer's expense, shall obtain a title insurance policy nationwide & worldwide.

Check one that applies. Mon_____ Tue_____Wed_______Thur_____Fri_______Sat______Sun_____

In the event title is found defective, Buyer shall within fourteen days therefore notify Seller in writing specifying the defects or else same shall be waived. If defects render title unmarketable, Seller shall have 180 days within which to cure said defects or Buyer may cancel this contract within 180 days.

7. PRORATED ITEMS: Taxes, insurance, HOA fees, assessments, dues, and rents shall be prorated through the Closing Dates. If seller receives any other offers on this property, buyer shall be notified

8. POSSESION: Seller shall deliver to Buyer possessions of the Property in its present or required condition, ordinary wear and tear excepted upon closing and funding

9. CONDOMINIUMS: If this property is a condominium requiring approval by the association or developer, buyer shall make application within five days of acceptance of this contract and shall pay all approval and transfer fees, if any. Any paid assessments shall be prorated at closing. Buyer will pay all unpaid assessments.

10. FINANCING: The portion of Sales Price not payable in cash will be paid as follows: A promissory note from Buyer to Seller of $______________ bearing ______% interest per annum, secured by vendor's and deed of trust liens (mortgage) payable in ______ monthly installments of $____________ for _____ months when the balance of the Note will be due and payable. Said note shall be assignable from Buyer to real estate partners. An additional 2nd promissory note from buyer to seller of $______________________bearing ___________% interest per annum, secured by vendors and deed of trust liens (mortgage) payable in ____________ monthly installments of $_____________ for ______ months when the balance of the note will be due and payable. Said note shall be assignable from buyers to real estate partners, or recognizable familiar known persons nationwide and worldwide.

11. EXAMINATION OF TITLE AND TIME OF CLOSING: Closing shall be within_______business days at a location to be selected by Seller. The property is subject to prior sale until such time as the Buyer named above shows proof of the funds needed to close and all contingencies have been met by this standard universal real estate sale contract.

12. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may enforce specific performance, or seek such other relief as may be provided by law, or terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract for any other reason, Seller will be in default and Buyer may enforce specific performance, seek such other relief as may be provided by law, or terminate this contract and receive 100% of the earnest money deposit back. Thereby releasing both parties from this universal sale agreement contract.

13. REPRESENTATIONS: Seller represents that as the Closing Date (a) there will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing payment loans assumed by Buyer and (b) assumed loans will not be in default. If any representation of Seller in this contract is untrue on the Closing Date, Buyer may terminate this sales contract and the earnest money deposit will be refunded back 100% to the Buyer All representations contained in this universal sales agreement contract will survive closing time.

14. CONSULT AN ATTORNEY: If you do not understand the effect of this contract, consult an attorney before signing. Buyer may assign this universal real estate sales agreement contract to Real Estate Business Partners or recognizable familiar known persons nationwide and worldwide.

15. RISK OF LOSS OR DAMAGE: If the improvements are damaged by fire or other casualty prior to closing, Seller or Buyer may cancel this Contract, or may extend the closing date up to 180 days and restore them to substantially their original condition.

16. CONVEYANCE: It is agreed that the Property will be conveyed by Fee Simple Deed.

17. LEASES: Property to be conveyed subject to existing leases and tenancies, if any.

18. INSPECTION: Property is being sold in "AS IS" condition with no representations or warranties of any nature being given by Seller. Buyer has personally fully inspected the property, finds satisfactory and does not rely on any representations not contained in this contract. Attached to this agreement is a Seller Disclosure form.

19. ATTACHED ADDENDA: Which are part of this agreement are as follows.

____

____

____

20. ZONING: Property to be conveyed subject to governmental, building, zoning and other ordinances worldwide.

21. CLOSING DATE EXTENSION: Seller or buyer may extend closing a reasonable amount of time not to exceed 180 days open contract to facilitate the process of financing, structural, appraiser, title & deed, attorneys and partners. This open contract will survive any act of nature and act of terrorism worldwide for 180 days open contract. Owner seller may cancel this extended 180 days open contract by receiving earnest money down payment and close with a signed contract by a new buyer, as per company policy worldwide.

22. SEVEREABILITY: In the event any clause in this contract is held to be unenforceable or against public policy, such holding shall not affect the validity of the remainder of the contract unless it materially alerts the terms hereof.

23. SETTLEMENT EXPENSES: The following expenses must be paid at or prior to closing time.

(1) Expenses payable by seller (Seller's Expenses): Releases to liens, including prepayment penalties and recording fees; release of seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fees; and other expenses payable by seller under this agreement.

(2) Expenses payable by buyer (Buyer's Expenses): Conventional/ FHA financing; loan origination, discount, buy-down, and commitment fees (Loan Fees); appraisal fees; loan application fees; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; mortgage title policy with endorsements required by lender, loan related inspection fees, photos, amortization schedules, one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, include universal taxes and special governmental assessments; final compliance inspection; courier fee repair inspections, underwriting fee and wire transfer and other expenses payable by buyer under this contract. VA Financing; appraisal fees; all prepaid items, including required premiums for flood and hazard insurance; reserve deposit for other insurance, mortgage title policy; expenses incident to any loan, Including credit reports recording fees, loan origination fee and loan related inspection fees worldwide.

(3) Additional Expenses; Seller shall also pay an amount not to exceed $________________________to be applied in the following order, Buyer's Expenses which buyer is prohibited by FHA or VA from paying: Buyer's prepaid items; other Buyer's Expenses.

24. ADDITIONAL TERMS AND CONDITIONS:
(A) Where the context requires, the terms seller and buyer shall include the masculine as well as the feminine and the singular as well as the plural.

(B) There are no agreements, promises, or understanding between the parties except as specifically set forth in the contract. No alterations or changes shall be made to this contract unless the same is in writing and signed or initiated by the parties hereto and made part in the main body of this contract.

(C) The provisions of this contract shall survive the closing and shall not merge in any deeds or conveyance herein nationwide and worldwide.

(D) This agreement shall be construed under the laws of the state of _____________________________

EXECUTED THE MONTH:___________ DATE:__________ YEAR:20__________

Mon_______ Tue______Wed_______Thur______Fri_______Sat______Sun______ Check one that applies.

____

Buyer Print Legal Name

____

Buyer Sign Legal Name

____

Seller Print Legal Name

____

Seller Sign Legal Name

RIDER ADDENDUM

This Addendum is made the ____________day of (mo.) _________, (yr.) ______and is added to and amend that certain agreement by and between _______________________ as Seller(s) and _________________________as Buyer(s) which Contract/Agreement is dated the ______________day of (mo.) __________, (yr.) _________________ on the following Property: ____________________________

____

In exchange for the mutual and valuable consideration of Owner/Seller and First Buyer, it is agreed as follows:

Conveyance: It is agreed that the Property will be conveyed by fee simple deed. It is agreed that buyer shall purchase the property.

This offer is contingent upon buyer and seller signing a sales contract agreement before all subject are checked, as approval by Licensed Engineer Structural Inspection, and Title & Deed Check, Buyer Real Estate Business Partners, State License Certified Appraiser, financing, within______ business days. Company reserves its right of integrity and its code of values worldwide. Because of act of nature and acts of terrorism and the increase in stolen social security numbers and credit cards identity theft, buyer will put earnest money deposit for down payment after all subjects are checked. Buyer may assign this sale contract to Real Estate Business Partners. CLOSING DATE EXTENSION: Seller or buyer may extend closing at a reasonable amount of time not to exceed 180 days to facilitate the process of financing, Lawyers, structural, appraiser, title & deed, and partners. CONSULT AN ATTORNEY: If you do not understand the effect of this agreement. Consult an attorney before signing this real estate rider addendum agreement.

____

____

______________________________	______________________________
Buyer Print Legal Name.	Owner/Seller Print Legal Name.
______________________________	______________________________
Buyer Sign Legal Name.	Owner/Seller Sign Legal Name.

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Earnest Money Solutions

One of my favorite ways of getting around the earnest money situation,(as well as eliminating much of the risk in the transaction) is to put a special inspection clause into the contract. An inspection clause is a clause in the real estate contract that says you have a certain amount of days to inspect the property build.Works nationwide and worldwide.

Causes like: Licenses engineer structural inspection, and Title and deed check, Buyer Lawyer, Buyer real estate business partners, state license certified appraiser, financing with other nationwide and worldwide business partner if necessary in all real estate transactions globally in the sell contract.

If the inspections are not to your satisfaction then you may cancel the contract within the time frame of the real estate sales agreement. And back out of the deal. Works great any pace on the planet that have any property or land deals.

“You can get anything you want in this great life if you will just help enough other people get what they want.” Then you can get want you want in this beautiful life.

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How to Get Around Proof of Funds Landlord Demand

This open purchase agreement can be cancelled by owner seller with notification in writing during the grace period time, by signing the mutual releases agreement. If owner seller have a new buyer ready to put down the earnest money deposit and close during the grace period time , first buyer will agree to the cancellation of this open agreement sale contract by signing the mutual releases agreement. By signing this rider addendum agreement owner seller signer has agree to all the wording and terms and company policies agreement of this real estate document. This rider addendum agreement supersedes any and all other real estate contracts nationwide and worldwide. Company Universal Real Estate Investments. Global Enterprise.

AUTHORIZATION TO RELEASE INFORMATION FORM

Mortgage Co: ______________________________________ Date: ________________________

Loan#:____

Borrower's Name: ____

Property Address: ____

Telephone #: ____

Email: ____

Fax: ____

I __________________ with Social Security Number _______-_______-________ hereby

Authorize my above mortgage to discuss my account with _________________________as my designated agents. Further, you are authorized to deliver documents to my designated agent concerning my account. I understand that I will be fully responsible for reviewing any information that is sent by my mortgage company to my designated agent. This authorization will remain in effect until I specifically notify my mortgage company in writing that this authorization is no longer in effect.

I (We) authorize you to forward any documentation regarding the above referenced loan to

___________________________ by mail, fax, Email, hand delivery or any other manner of Transmission.

__________________________   ________________________

Borrower Print Legal Name   Social Security Number

__________________________   _______________________

Co-Borrower Legal Name   Social Security Number

SHORT SALE CHECKLIST
FOR PREPARING PACKAGE

1. BUYERS LETTER OF SHORT PAYOFF SALE PROPOSAL
2. SIGNED AUTHORIZATION FORM
3. COPY OF LETTER FROM LENDER (PHONE NUMBERS AND CONTACT INFO)
4. CALL LENDER (LOSS MITIGATION DEPARTMENT)
5. FAX AUTHORIZATION
6. COMPLETED AND SIGNED SHORT SALE APPLICATION
7. HARDSHIP LETTER
8. SUMMARY OF ANY MEDICAL ILLNESSES CURRENTLY SUFFERING.
    a. DISABILITY
    b. DOCTOR BILLS
    c. UNEMPLOYMENT COMPENSATION PAYMENT HISTORY
9. PAYCHECK STUBS
10. BANK STATEMENTS
11. W2'S / INCOME TAX RETURNS FOR PAST TWO YEARS
12. FINANCIAL ANALYSIS/ STATEMENT
13. COPY OF CREDIT REPORT
14. COPIES OF DIVORCE PAPERS, ALIMONY PAYMENTS, CHILD SUPPORT, ETC.
15. WRITTEN ESTIMATE OF REPAIRS
16. LOW COMPS
17. BAD PICTURES OF PROPERTY IN IT'S AS-IS CONDITION
18. LOW BPO REPORT (IF AVAILABLE) BROKER'S PRICE OPINION.
19. COPY OF ANY LISTING AGREEMENT USE TO TRY AND SELL THE HOUSE.
20. PURCHASE AGREEMENT CONTRACT
21. DEED OF THE HOUSE (If attainable)
22. HUD 1 FORM (NET SHEET)
23. BUYER'S NAME AND PHONE NUMBERS
24. BUYER'S ADDRESS STATE AND ZIP CODE

Checklist - Certificate Of Occupancy

□ Smoke Detectors are required on all levels, including attic spaces/storage areas. Smoke Detectors shall be installed within 10 ft. of sleeping areas

□ Carbon Monoxide Detectors are required in all single and two-family homes, within 10 ft. of sleeping areas. (Battery or hardwired detectors are acceptable.)

□ Every window (other than fixed windows) shall operate properly. Repair all broken windowpanes, window screens, if present, shall be free from rips, tears, and holes.

□ Holes in walls, floors, and ceilings shall be repaired. Bathroom floors and shower stalls shall be watertight. Loose and/or missing tiles shall be replaced/ rerouted.

□ Hot and cold water in kitchens and bathrooms shall operate properly and have shut off valves for each. All sinks shall have approved drain traps.

□ Toilets shall be secured, operate properly and have a shut off line on the water feed.

□ Electrical outlets and switches shall be in good working order, junction boxes shall have proper cover plates. All wire connections shall be boxed, with wire nuts and with cover plates installed. GFI outlets are required over kitchen sink and counter-tops. All bathroom outlets are required to be GFI protected.

□ Hot water heaters and boilers shall appear to be in good working order. If equipped with temperature and pressure valves, the discharge shall be piped to within four (4) inches from the finished floor. Adequate ventilation is required to assure proper combustion. Vent / flue pipes to be sealed at chimney. Use screws to support vent pipe if needed.

□ Roof gutter and leaders shall be properly installed, in good repair and functional. Roof shall be in good repair with no evidence of leaks. Foundation walls shall be in good repair.

□ The main electrical service line shall be properly secured to the structure with approved cable or pipe straps.

□ When used, fireplaces and wood stoves shall be properly maintained and in good working order.

□ All doors shall have proper hardware. All doors shall fit and operate properly.

□ Sump pumps shall operate properly and shall discharge to the exterior of the structure. Sump pumps shall not be connected to the sanitary line sewer line. All pumps shall be plugged directly into a GFI protected outlet.

□ The use of an extension cord to replace permanent wiring is not permitted and is illegal and unsafe. Garage door openers shall be plugged directly into an electrical outlet.

□ All gas-fired equipment shall be equipped with an accessible shut off valve on each supply line.

□ Any open UCC permits must be finalized before a COU inspection can be performed or a certificate can be issued.

□ House numbers shall be a minimum of four (4) inches in height, of contrasting color from the structure and must be visible from the curb line.

□ Handrails are required on all stairways and steps with three (3) or more risers. All Stairways shall be in good condition.

□ Yard area: Grass shall be cut and trimmed; weeds shall be cut and removed. Premises shall be free of debris, rodents, insects, offensive odors and unkempt vegetation. Must be clean at all time, the real estate property.

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Craig's List Ad for BPO Agents

Posting Title: Realtor with a camera needed in Houston area

Real estate investor needs a reliable / dependable Realtor to complete 10 to 20 BPO (Broker Price Opinion) reports on single family residences in the Greater nationwide area.

Your report will include the following:

- After repaired value of house
- Current as is value
- Estimated repair cost
- Comps

The photos that must be taken are:

Interior Photos

A photo of each room in the house. In the kitchen take multiple photos so that we can have a view of the kitchen cabinets, appliances, and flooring. In the bathrooms, photos will be required of all fixtures, bathtub and shower. Additionally, if there is any damage to the property, photos should be taken of the property damages.

Exterior Photos (5)

#1- front view of the property
2- rear view of the property
#3- & 4- photos of property from left and right side of subject property
#5- street view – photo of street where property is located.
All photos should be taken in landscape format- no vertical.

The broker will be paid $40.00 plus per property if you like. Some time the broker will do it for you free if the broker gets something out of the deal he or she most likely will do the BPO Appraisal for you free.. Once your BPO report is complete from the real estate broker. Send all information to the company for review to see if the property transaction is a good deal for the company to move ahead with the deal. It could be a deal of a life tine.

If you are interested, please respond with the following information.

- Your contact information, including e-mail address and phone number.
- How long you have been a realtor
- Have you ever done BPOs
- Once a request has been made for BPO report, how long will it take you to complete it.
- Of course you can have a free BPO by telling the agent to sell the property for you and the broker get commission on the back end. A lot of BPO agents will agree with this free deal on properties appraisal.

COMPANY NAME

LANDLINE PHONE #

CELL PHONE #

PAGER/BEEPER #

FAX #

E-MAIL

WEBSITE

STREET ADDRESS

CITY

STATE AND ZIP CODE

YOUR TITLE

PRINT YOUR FULL NAME

SIGNATURE FULL NAME

COMMENTS

NON-CIRCUMVENTION, NON DISCLOSURE AND CONFIDENTIAL AGREEMENT

Amendment or modification to THIS AGREEMENT will be subject to the above conditions and must be attached hereto.

This AGREEMENT Is a perpetuating guarantee for five(5) years from the date of execution and is to be applied to any and all transactions present and future, of the introducing party, including subsequent follow-up, repeat, extended, renegotiated, and new transactions regardless of the success of the project.

Upon execution of THIS AGREEMENT by signature below, the Parties agree that any individual, firm company, associates, joint ventures, partnerships, divisions, subsidiaries, employees, agents, heirs, assigns, designees or consultants of which the sign is an agent, officer, heir, successor, assign or designee is bound by the terms of THIS AGREEMENT.

A facsimile copy of this Non-Circumvention, Non-Disclosure and Confidentiality Agreement shall constitute a legal and binding instrument. By setting forth my hand below I warrant that I have complete authority to enter into THIS AGREEMENT Nationwide and Worldwide.

For: Company Name Information Here

From: 1st Party	**To: 2nd Party**
Name:	**Name:**
Title:	**Title:**
Company:	**Company:**
Address:	**Address:**
Office Number:	**Office Number:**
Cell Phone:	**Cell Phone:**
Fax:	**Fax:**
Email:	**Email:**
Website:	**Website:**
______________________________	______________________________
1st Party Print Legal Name and Date	**2nd Party Print Legal Name and Date**
______________________________	______________________________
1st Party Sign Legal Name and Date	**2nd Party Sign Legal Name and Date**

NON-CIRCUMVENTION AGREEMENT

THIS AGREEMENT is made and entered into this ______day of _____Month____,

20___, First Party Legal Name:______ _________ _____________________________ ,
(Name of First Party)

whose address is: ____ _________________.

____, hereinafter referred

Second Party Legal Name: ____,
(Name of Second Party)

whose address is ____

____, hereinafter referred to as "Second Party".

WHEREAS, the First Party is providing services for valuable consideration for the Second Party; and

WHEREAS, part of those services will require that Second Party shall make contacts with others, hereinafter referred to as "Third Parties", originated and created by and through the efforts of First Party; and

WHEREAS, the First Party desires to create and originate those contacts with Third Parties for Second Party so long as Second Party does not deal directly with Third Parties to the detriment of the First Party; and

WHEREAS, the Second Party is willing to provide security to the First Party for that purpose.
As the second party the buyer cannot notify the third party the owner seller without telling the first party with all consents .

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows.

1. The Second Party agrees that it shall not contact Third Parties without the knowledge or to the exclusion of First Party.

2. Second Party shall not enter into business relations or contacts with Third Parties without the express consent of First Party and without providing for compensation acceptable to First Party.

___________________________________	___________________________________
First Party Print Legal Name and Date	**Second Party Print Legal Name and Date**
___________________________________	___________________________________
First Party Sign Legal Name and Date	**Second Party Sign Legal Name and Date**

CASH OUT-PURCHASE NOTE WORKSHEET

Senders Name: ______________________________Date: ______________________________
Address:____Fax: ______________________________
Landline Phone#: Cell Phone#: ____
Email: ____
Mailing Address: ____
City: ___________________________ State: ________________ Zip: ___________________

SELLER CLIENT INFORMATION

Name: _____________________________________Date: __________________________________
Address: ________________________________ Fax: ____________________________________
Landline Phone#: _________________________ Cell#: __________________________________
Email: ____
Website: ____
Mailing Address: ____
City: _________________________________ State: ________________ Zip: ________________

PROPERTY INFORMATION

TYPE AND LOCATION OF PROPERTY____

BUILDING: Yes: ______________ No: ________________ LAND: Yes: __________________ No: ____________________

MARKET VALUE OF PROPERTY $ _________________________________ AGE OF PROPERTY____________________

SALE PRICE $______________________SALE DATE __________________________ DOWN PAYMENT $______________

OTHER INFORMATION ____

MORTGAGE NOTE FOR SALE

□ TRUST DEED □ MORTGAGE □ LAND SALE CONTRACT **PERFORMING NOTES: Yes_________ No_________**

CURRENT BALANCE $ _________________________________

ORIGINAL AMOUNT $ _________________________________ INTEREST RATE ____________________________________

ORIGINAL # OF MONTHS _______________________________ PAYMENT AMOUNT $_________________________________

AMOUNT OF BALLOONS _______________________________ PAYMENT # OF BALLOONS ____________________________

OF MONTHS REMAINING ON NOTE ____________________ LIEN POSITION □ (1 ST) □ (2 ND)

UNDERLYING MORTGAGE (IF ANY) **NUMBER OF TOTAL UNITS#: _________________**

CURRENT BALANCE $ _________________________________ AS OF ____

INTEREST RATE ______________ % PAYMENTS $ ____

BALLOON $ ____ DUE DATE ____

OTHER INFORMATION

QUOTE FOR __________________________ PAYMENT ONLY CASH-OUT $ ____

QUOTE FOR BALLOON PAYMENT CASH-OUT $ ____

QUOTE FOR COMPLETE CASH-OUT $ ____

COMMENTS ____

____

BORROWER FUNDING REQUEST

Borrower (Print Name)____AGE_________TODAY'S DATE_________

RESIDENCE ADDRESS____
(Street) (City) (State)

TELEPHONE NUMBER________________________________HOW LONG AT THE ABOVE ADDRESS__________________

SOCIAL SECURITY # ___________________________CELL# ______________________ **RENT AMOUNT: $**____________

EMAIL___________________________________WEBSITE____________________________________FAX # _________

DO YOU OWN: YES ______ NO ________ RENT: YES _____ NO ______ LIVE WITH FAMILY: YES _________NO________

HOW LONG OWNED REAL ESTATE PROPERTY? __________ TITLE & DEED IN YOUR NAME? YES _____ NO __________

MARITAL STATUS: MARRIED: YES______ NO______ SINGLE: YES______ NO______ DIVORCED: YES______ NO_________

NAME OF SPOUSE______________________________________ **AGE**________ **2ND MORTGAGE? YES_______ NO_________**

NUMBER OF DEPENDENTS AT HOME____________ **NUMBER OF DEPENDENTS NOT LIVING AT HOME**_______________

ARE YOU SELF EMPLOYED? YES__________ NO_________ EMPLOYED BY OTHERS: YES___________NO______________

COMPANY NAME____PHONE NUMBER______________________________

COMPANY ADDRESS____FAX #_____________________

YOUR POSITION______________________________________LENGTH OF EMPLOYMENT________________________
(Your employer will not be contacted without your consent)

IF SELF EMPLOYED, PLEASE STATE TYPE OF BUSINESS____

IS SPOUSE EMPLOYED? YES__________NO____________ POSITION____

WHAT IS YOUR HEALTH CONDITION? EXCELLENT__________ GOOD__________ FAIR__________ POOR__________

DESCRIPTION OF COLLATERAL (Security) ____

EDUCATION: HIGH SCHOOL____________________COLLEGE_____________________OTHER_____________________

PRESENT ONE YEAR ANNUAL SALARY: $________________ PROPERTIES FREE AND CLEAR: YES _______ NO ______

ADDITIONAL INCOME: $_____________ AMOUNT REQUESTED $__________________ # OF LEGAL UNITS: __________

PURPOSE OF LOAN: ____ACCOUNT BALANCE: $_________________

TYPE OF LOAN NEEDED: HARD MONEY LOAN: YES_________ NO_________ REGULAR LOAN: YES________________

DOWN PAYMENT: $________________BANK NAME________________________________ YEARLY TAXES: __________

PROJECT NAME, LOCATION, ADDRESS: ____

CREDIT SCORE:? ______________________ EMPLOYMENT: ON THE BOOK______________ OFF THE BOOK__________

APPRAISAL PRICE: $_______________ EQUITY AMOUNT IN PROPERTY: $___________________YEARS OWN? _______

COMMENTS: ____

Letter Of Intent Of Acquisition For Real Estate

Date: ______________________

Dear principal the purpose of this letter of intent is to express our interest in acquiring the property and information describe interest: ______________within a mutually acceptable timeframe and cost. Pursuant to our objective we believe that a direct meeting or by phone with you would be the most efficient method of moving forward, we are available to meet you during the week and date of your Convenience by office phone conference or by appointment at the property site. Company is willing to purchase the property for ______________If this offer Is accepted, we would execute a agreement with in the time frame and inspection . Company looks forward to a prompt favorable response from you so we can Move forward and close at a mutually agreeable time frame. Thank you and Again we look forward to a meeting with you in the next several days with all Principles. Prospective principles Seller Signature or Company's Stamp.

Title:____

Name: ____

Phone:____

Email:____

Address:____

Company: ____

Incoming calls from sellers and buyers numbers Game

The Rule of 25

If you get 25 calls by Friday, your ad worked.

If you don't get 25 calls by Friday, your ad didn't work. 25 calls means 25 different people saw your ad and responded to it. Don't expect 25 real buyers. There aren't 25 real buyers. Don't think just because you live in a rural area you can't get 25 calls. Start slow enough, advertise in the right places, and you'll get 25 calls by Friday night—no matter where you live in this world. Advertising work.

Count every call that you get. Count people who immediately tell you they're not interested. Count brokers Count speculators. Count developers. Count everybody. That's the way the rule works. Company get 1400 phone calls a week.

The rule of 25 is nothing more than a rule of thumb to see if your ad is working. The quality of the calls is not important. If 25 t0 40 plus people seek you out at a time when most people get no calls at all, you can be sure you've got the attention of at least four + real paying buyers. That's all you care about is Results

Twenty-Five calls is the absolute minimum. Fifty is not nearly as good enough. 20 is not enough. At least 140 to 1000 different callers by Friday night with very good advertising. if you start on a Monday morning is the rule. Get these calls and you'll have no problem with your sale by advertising on the internet for free.

It's ok to get 50 calls or 400 plus calls by Friday night. This will mean more work for you and more money for you, 200 phone calls plus is the ideal number a day, that's what we do. If you get fewer calls by Friday night, that means you are not advertising enough. Advertise everywhere like crazy like, newspapers, banner signs, create ads and post them on light poles. Put signs on your car or truck on the back of glass, or on other cars on the street. Business card, flyers, post cards, get mailing lists and email blasting list to the internet. You can put up a sign that says we buy residential houses, property land and commercial properties for cash, Make signs to put out everywhere, this works nationwide and worldwide global biz.

Universal Real Estate Investments.

With this Real Estate Services You Will Learn the following important factors:

- **Do not to write big Real Estate checks. Receive big checks from wholesaling.**
- **Do not sign Big Real Estate Loans. Make a lot of cash from wholesale deals.**
- **Do not to take Real Estate Title in your own name, under a trustee name ok**
- **Increase your Real Estate Knowledge, intelligence is power worldwide.**

You should follow-up on all deals until one of the following four actions occur:

1. **They convert and you make money on the deal.**
2. **They change their phone numbers.**
3. **They tell you to stop calling them.**
4. **They die or move out of the country.**

You have to advertise like crazy to bring in big sales nationwide

Your phone must be ringing off the hook to make fast sales worldwide.

Advertising is the key to this business to be successful. If you're not advertising you're not making a profit in this real estate business. This is a global business rule.

Assignment of Contract

The undersigned. Assignor, having executed a contract dated _____________ between

____
Contractor

____

Concerning the property described as:

____

____

____

____
Hereby assigns all rights to said contract to:

____
(“Assignee”)
In exchange for compensation in the amount of__________________________________

____

____
Assignee agrees to fulfill all terms, conditions, and contingencies of said Contract and to perform as required in good faith and within any time periods established by said contract this ____ day of _______________, 20_____.

_____________________________________	_____________________________________
Assignor (Print)	Witness (Print)
_____________________________________	_____________________________________
Assignor (Sign)	Witness (Sign)
_____________________________________	_____________________________________
Assignee (Print)	Witness (Print)
_____________________________________	_____________________________________
Assignee (Sign)	Witness (Sign)

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Real Estate Investment Services

How Much to Pay for a BPO

When a Realtor does a BPO for a lender, he or she typically gets paid anywhere from $40 to $100, depending on a number of factors. The fees you should pay for your BPOs appraisal can also vary based on the provider, location, type of report, and turnaround time. You can also get a free BPO appraiser from a R E agents.

We started out at $40+ initially. But nationwide areas are so huge , we found the cost of gas was taking a serious chunk out our super affilliates compensation and made them question whether it was even worthwhile. We want our BPO affilliates agents to look forward to doing BPO's for us—they're a crucial part of our system and they deserve to be fairly compensated for their work. So we upped it some time to $75 per property which seems to be working pretty well. Again some time BPO canbe free. Something to remember is to some time put a fee you're willing to pay the BPO APPRAISER BROKER in your ads. Be clear about what you're looking for and clear about what's in it for them the BROKERS.Or you can pay the BPO appraiser broker agent at the closing time at the law office from the buyer side or the seller side.

Real Estate Investors Profile

Personal Name print: ______________________________________Date ____

Company Name: ____

Investor 100% ready to buy properties? Yes____________ No_____________

Principle Buyer: Yes__________________ No _____________________

Representative Buyer: Yes __________________No _____________________

Buyer Mandate: Yes __________________ No _____________________

Broker For Buyer: Yes __________________ No _____________________

Buyer's Partner: Yes _________________ No_____________________

Buyers Consultant: Yes__________________No______________________

Real Estate Investors Buyers Profile Form

Real Estate Investor Buyer Contact Information Form (Please Print Clearly)

1.Investor Print Full Name	
2.Company Name	
3.Company Address	
4.City / State / Zip	
5.Email Address	
6.Phone Number	
7.Investors Cell Phone	
8.Office Phone Number	
9.Investor Address:	

Experience Information

10. How many years of investing?	First yr ☐ 1-4 yrs ☐ 4-8 yrs ☐ 10+ 14yrs ☐18+ yrs ☐
11. Sales Price you are looking for?	$
12. Total amount in all Bank Accounts?	$
13. Monthly / quarterly purchase amount?	$100,000+☐ $10-50 Mil+☐ $50 Mil+ ☐ $100 Mil+ ☐
14.Total income for one year?	$
15. What is your 12month purchase goal?	Quantity:$ Dollar Amount:$
16. Type of properties you buy?	Residential ☐ Commercial ☐ Land ☐
17. What property condition do you buy?	No Rehab ☐ Cosmetic Rehab ☐ Major Rehab ☐
18. What is your exit strategy?	Buy to Hold/Lease ☐ Buy to fix Resale ☐ Flip Asap ☐
19. What is the typical holding period?	Under 45 days ☐ 45-90 days ☐ Under 1 yr ☐ 1 yr+
20. What is your funding method?	Cash ☐ Line of Credit ☐ Loan ☐
21.Available Down Payment Amount?	$
22. What do your funds wire from?	Domestic USA ☐ International ☐
23. Can You Provide A Proof of Funds?	Yes ☐ No ☐
24.Status of the Property Preferred?	Pre-Foreclosure ☐ REO ☐ Rentals ☐ Commercial ☐
25. Category of Property Like?	New Build ☐ Old Build ☐ Not New ☐ Bad Condition ☐
26.Buyer looking for hotel stars?	2 Star hotel ☐ 3 Star hotel ☐ 4 Star hotel ☐ 5 Star ☐
27. Buyer what is your starting price?	$
28. Are you a cash buyer all the time?	Yes ☐ No ☐
29. Total units looking for?	#
30. Are you a qualified pre- approved investor?	Yes ☐ No ☐
31. Total credit amount approved for?	$
32. Number of floors looking for?	#
33. Total amount willing to spend?	$
34. Investors buyer total cash on hand?	$
35. Cap Rate% looking for?	%
36. Investor years buying properties?	#
37. Buyer willing to rent with options to buy?	Yes ☐ No ☐
38. Minimum bedrooms looking for?	#

Geographical Locations

39. What regions of the USA do you like?	All ☐ West ☐ Central ☐ South ☐ North ☐ East
40. What are your pref (primary) states?	
41. Is there a specific city region preferred?	
42. Investor buyer has lawyer?	Yes ☐ No☐

REAL ESTATE
HOME BUYERS PROFILE
PLEASE PRINT CLEARLY THANK YOU

1. Date: ______________________________________ Source of Lead: ___________________
2. Name :____
3. Address: ____
4.City: ____ Zip: _____________
5.Home # : ____
6.Cell # : ____
7.Work # : ____
8.Fax #: ____
9.E-mail: ____
10. What type of buyer are you, Owner Live in_____ Buy to fix Resale _____Flip properties Asap
11.Do you have a down payment available: Yes___________ No __________ Not Yet_______
12.How much cash do you have for down payment $ _________________________________
13.When are you ready to buy? ____
14.Will you go anywhere in town if there's a good deal? ________________________________
15.What area do you like? ____
16.What type of property are you looking for? Residential______ Land____Commercial___
17.Will you be looking on your own or will you like me to look for you? Yes_____ No _____
18.Do you need financing? Yes________________________ No_________________________
19.Are you paying all cash or do you need financing? Yes_____________ No_____________
20.What size payment can you afford $____
21.How's your credit? Bad_____Poor_______Fair______Good_____Excellent__________
22.What is your credit score number? ____
23.What's your maximum price range $____
24.How many bedrooms do you need? ____
25.Do you need a garage? Yes_______________________________ No___________________
26.Do you need Back Yard or Front Yard space? Yes_________________ No_____________
27.How many square feet do you need? ____
28.Have you ever tried to buy a House before? Yes__________________ No______________
(If NO is the answer) What stopped You? ____
29.Is this your first home you're going to buy? Yes______No______ or for business? ______
30.Do you have a lawyer: Yes_________________________ No_________________________
31 Is Buyer willing to rent with lease options to buy? Yes______________ No____________
32.Total units your looking for:____
33.Is buyer 100% ready to buy properties? Yes________________ No___________________
34.Are you a qualified Pre- approved credit home buyer? Yes____________ No___________
35. Total credit amount approved for?____
36.What's your goal in real Estate?____
37.Total income for one year?____
38.Does buyer buy property in any condition: Yes____________________No______________
39. Total amount in bank account?____
40. Buyer have proof of funds: Yes_______________No_________________________________
41. Total amount you like to spend: $____
42. Cap rate% looking for? ____
43.Any Other Real Estate Desires____

NOTES____

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Real Estate Investment Services

What is a BPO Cost?

The BPO, is a “Broker Price Opinion, is typically used by lenders, mortgage companies and loss mitigation companies to determine a property’s approximate value when they believe the expense and delay of an appraisal is not necessary.You can get a free BPO

Its typically conducted by local, licensed real estate professional (Realtor) known as a BPO Agent—which is really just a fancy label for a regular real estate agent who also does BPO Appraisals. Because of their training, they know how to run comps, assess a house and neighborhood , and come up with a list of obvious repairs with estimated cost on the property that the agent is working in the neighborhood.BPO can be free without any charges

Purchase REO Seller Oder Form

1 Full Market value ______________ Date ___________________

2 LTV of Market value Discount Price $_____________________

3 Availability Of Properties 100%: Yes_________ No _________

4 Asking Purchase price $ ________________________________

5 Total number People in this deal for commission payment ____

6 Property condition zero to light rehab medium ______________

7 Location ____

8 Areas of interest ______________________________________

9. How many points are you willing to submit for REO ________

REO Purchase Order Form

10. Asset Manager's Name_________________________Date _________

11. Phone Number ____

12. Bank Proof of Funds____

13. Email Address ____

14. Website ____

15.Original Principal Balance Price ______________________________

16. Interest Rate ____

17. Property Address ____

18.Property City ____

19. Property State ____

Number Of properties available total # _____________________________

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Get a BPO Appraisal

Before we get it under contract, we order a BPO appraisal from BPO agent which will be a much more detailed and intense report then our own " quick and dirty" assessment thus far, but not nearly as robust or extensive as a full –blown , certified appraisal(BPO) can be free now.

Seeing With Out Being There

Everything about the BPO is designed to help you determine whether the deal at hand is a winner, a loser, or marginal at best. And frankly , this is a big secret of how I'm able to do these deals without seeing them—because I have a BPO agent go out the property and act as my eyes and ears before I have it under contract. again this BPO appraisal cost nothing to us

Besides company own students, I don't know any other investors who have even thought about leveraging a BPO agent to do the major legwork involved in the due diligence process of buying real estate property—but when you think about it , it only makes good sense , doesn't it? Get it free.

Real Estate buyer Investors Profile

Personal Name print: ____Date ____

Company Name: ____

Investor 100% ready to buy properties? Yes_____________ No______________

Principle Buyer: Yes___________________ No ______________________

Representative Buyer: Yes ___________________No ______________________

Buyer Mandate: Yes ___________________ No ______________________

Consulting For Buyer: Yes __________________No ___________________

Broker For Buyer: Yes ___________________ No ___________________

Universal Real Estate Sellers Profile Agreement

Personal Name print: ___________________________________Date _____

Company Name: ____

Home/ Cell: #____

Availability Of Properties 100%: Yes__________No ___________________

Principle Owner: Yes_________________ No ____________________

Representative Owner: Yes _________________No ____________________

Owner Mandate: Yes ________________ No ____________________

Broker For Owner: Yes ________________No ____________________

Owners Partner: Yes ________________ No__________________

Consulting For Owner: Yes ________________No ____________________

Residential
Real Estate Properties
Seller Information Form **Date __________________**

Please print clearly all information on form

Contact Name: ____Cell Phone#:__________________

1.Contact Email or Fax:____

2.Owner Name:____Home Phome:__________________

3.Property Address And Zip Code:____

4. Email: ____

5. Website:____Cell Phone #:_____________________

6. Asking price: $____Fax #: _________________________

7. Cash Offer Price: $____________________Central Heat: Yes__________________ No______________

8. BPO, Appraisal, Full Value Current Price: $ ____________Central Air Condition: Yes_____ No_____

9. Tenants in property? Yes______ No______ How much are tenants paying total monthly?___________

10. Estimate of Equity: $_______ Total occupied units empty 25% ____ 50%___75%____ 100%_____

11. Are there any liens or judgments on the property ? Yes_____ No_____ or amount due:$___________

12. Is title and deed in company's name? No __ Yes__ If Yes, Company Name: ___________________

13. Total Floors ________ Total rooms __________ Total Bedrooms____________________________

14. Can I see All Rooms? Yes_______ No_______ If not, why? ________________________________

15. Total Bathrooms __________ Heating system: Oil ________ Gas_________ Electrical___________

16. Fireplaces: Yes_________ No___________ Total:_________ Water front: Yes_______No________

17. Total Kitchens? : _______ Total Meters? : _______ Special Features? :_______________________

18. Is the house or building in need of repairs? No_________________ Yes ______________________

****19. Describe Repair condition: 1.Poor_______2. Fair ________3 Good _________4. Excellent_______

20. What needs to be fixed? Explain. ____

21. Rehab Estimate: $______________ Is building Abandoned? Yes_____________No____________

22. Size (Sq. Ft.): __________________ Total Vacant Floor Per units?: #________________________

23. Rents Control Regulated? Yes ______ No ______ Lot Size ____________ Lot Feet # __________

24. Two Car Garage: Yes ____No ____ Driveways: Yes _____ No _____ Backyard: Yes ____ No____

25. Property insurance total amount for one year: $ ____

26. Are you the owner of the house or a building? Yes __________________________ No ___________

27. Title and deed in your name? Yes ____ No ____ Can I see Title and deed? Yes ______ No _______

28. If no for question: # 26, Whose Name is on the title & Deed? ________________________________

29. Is there a mortgage on the house or building? No _____________________ Yes _________________

30. What are the approximate 1 & 2 loan balance and monthly payments? $________________________

31. 1 & 2 Existing mortgage total: $______________________ Cash needed at closing: $_____________

32. Lender's name: ______________________________ 1& 2 Original Loan Balance: $_____________

33. House appraised by a certified appraiser in the last four months? Yes ___________ No __________

34. Would seller be willing to get their own house appraised? Yes ______________No _____________

35. Payment: Current? Yes ___________ No ___________ Current Loan Balance: $________________

36. How many days on market? _____________________ Total Land Acres: _______________________

37. How Long Owned? __________Building Size (Fl.) ___________ House Brick? Yes____ No______

38. Why are you selling? ___________________________________ Year Built: ___________________

39. How did you find this house? ______________________________ Like Most: _________________

40. Are there any code violations on the property? Yes ____________________ No ________________

41. Basement: No ____ Yes ____ Furniture: Yes ____ No ____ #Rooms ____ #Baths ___ #Kitchens___

42. Total Monthly rent roll if rented out in today market ? : $______w/o utilities: _____w/ utilities_____

43. How many legal family units: ______________________________ Zoning: ___________________

44. Estimated Land Value: $_____________________ Land Free and Clear? Yes ________ No ______

45. Do you have a lawyer: Yes ___ No ____ Lawyer's Name & Number: ________________________

46. Are You a Real Estate Investor? Yes ________________________ No _______________________

47. Property Type: House____ Town House___ New Construction____ Duplex ___Condominium____

48. If buyer had all cash and close quickly what would be the lowest price you can go on this property? $______

49. How did you come about the asking price? ____

50. What is the tax for one year on this property? $____

51. Seller what year property was built? ________How long has property been for sale? ______________

52. If buyer had all cash and close quickly what would be the lowest price you can go on this property? $______

53. Management Fee For one year: $__________________ Vacancy rates per units: ________________

54. Building or house, free and clear of any mortgages? Yes _______________ No ________________

55. Air rights available: Yes___________________________ No_______________________________

56. Water front: No____ Yes____ Ocean:_____ River:_____ Lake:_____ Stream: ________ Pond: ____

57. Do you have a C. O- Certificate of occupancy? Yes ____________________ No _______________

58. Have there been any current offers on the property? Yes ________________ No _______________

59. Property going in foreclosure? No ___________________________ Yes ______________________

60. Bank's Name: _____________________________Total Acers? ____________________________

61. Does owner have Swimming Pool on property? Yes___________________No_________________

62. Is the house being sold with tenants? Yes:__________ or without tenants No ___________________

63. Owner Living in? Yes ______ No ______ House advertised on the internet? Yes _________No ______

64. House advertised in newspapers? Yes______________________ No _________________________

65. Any Color Pictures of the Property? Yes________________________ No _____________________

66. Do you have any other investment properties for sale? Yes ________________ No ______________

67. Are there any known environmental issues with the property? Yes _____________No ___________

68. what do you think property will sale for in today's market? ________________________________

69. Owner what time frame you would like to move out?(Immediately) (within 30 days) (more than 30 days)

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How to Find Your BPO Agent

I've had a lot of success using CraigsList to find qualified BPO Agents. It's totally free and gets a staggering amount of traffic daily. The fact is there's no better way that I'm aware of to find just the right person quickly as possible. I remember when the company put the very first BPO agent ad in the nationwide area CraigsList within minutes people started responding. Up to date advertising by texting clients buyers.

In Real Estate How to talk to cash Buyers

This is an investor company. We have lots of deep discount nationwide properties for sale real estate qualified pre-approved credit home buyers and real estate cash investors buyer. So that they can free up their time and focus on what they do best.

Real Estate Sellers Profile

Name print: ____Date __________

Home/ Cell: #____

Principle Owner: Yes_________________ No _____________________

Owner Consulting: Yes ________________ No______________________

Representative Owner: Yes _________________No _____________________

Owner Mandate: Yes ________________ No _____________________

Broker For Owner: Yes ________________ No _____________________

Owners Partner: Yes ________________ No______________________

Owner Consulting: Yes _________________ No______________________

BUILDING FOR SALE INFORMATION
Commercial Real Estate Over 4 Units

ANNUAL PROPERTY OPERATING DATA

Name Owner ________________________________ Address:_________________________________

Cell Phone # ________________________________ Date ____________________________________

Fax # ______________________________________ Office Phone _____________________________

Email: ____

POTENTIAL RENTAL INCOME ___________________

1. Total Vacancy Per Floor __________________ (________% of PRI)
2. NET RENTAL INCOME ___________________
3. Plus Company Net Income One Year ___________________
4. GROSS OPERATING INCOME 1 yr ___________________
5. OPERATING NET EXPENSES 1 mo___________________
6. Real estate taxes one year ___________________
7. Company Property Taxes 1 Year ___________________
8. Property Insurance one year ___________________
9. Management Fees per month ___________________
10. Payroll one month net ___________________
11. Repairs and Maintenance cost total ___________________
12. Total Utilities ___________________
13. Air Rights Available ___________________
14. Asking Price ___________________
15. Total Floors ___________________
16. Rehab Estimate ___________________
17. Accounting and Legal fees ___________________
18. Licenses and Permits ___________________
19. Rent Control ___________________
20. Building Abandoned ___________________
21. Contract Services/Grounds/Pest ___________________
22. When Lease Expires Per Units ___________________
23. Gas Or Oil or Electrial Power ___________________
24. Cap Rate ___________________
25. How Long Owned Property ___________________
26. NET OPERATING INCOME (NOI) ___________________
27. Less: Annual Debt Service ___________________
28. Less: Funded Reserves ___________________
29. CASH FLOW BEFORE TAXES 1mo ___________________
30. Appraisal of building price ___________________
31. Divided by Equity of _____________= Return on Investment ______________%
32. Total Units ___________________

CASH FLOW ANALYSIS

Gross Income:

1. Estimated Annual Gross Income $ ______________________
2. Net Gross Monthly Income $ ______________________
3. Total Gross Income 1 Year $ ______________________
4. Effective Gross income $ ______________________
5. Total Vacancy $ ______________________

Expenses

6. Taxes One Year $ ______________________
7. Insurance One Year $ ______________________
8. Water/Sewer Cost Monthly $ ______________________
9. Garbage Removal 1 Year $ ______________________
10. Electricity One Year $ ______________________
11. Licenses Costs $ ______________________
12. Advertising Costs 1 Month $ ______________________
13. Supplies Costs $ ______________________
14. Maintenance One Month $ ______________________
15. Lawn Service One Month $ ______________________
16. Snow Removal Costs Per Year $ ______________________
17. Pest Control Total One Year $ ______________________
18. Management (Off site) Costs $ ______________________
19. Management (On site) Costs $ ______________________
20. Accounting/Legal Costs $ ______________________
21. Miscellaneous Costs 1 Month $ ______________________
22. Gas For One Month $ ______________________
23. Telephone One Month $ ______________________
24. Pool Service One Month $ ______________________
25. Elevator Service One Year $ ______________________
26. Budget For Replacements $ ______________________
27. Monthly Rent Roll Month $________________________
28. Total Expenses For 1 Year $ ______________________
29. Net Operating Income 1 Month $ ______________________
30. Corporate Tax Returns 1 Year $ ______________________
31. Personal Tax Returns 1 Year $ ______________________
32. Financial Statements 1 Month $ ______________________

Debt Service:

33. 1st Mortgage $ ______________________
34. 2nd Mortgage $ ______________________
35. 3rd Mortgage $ ______________________
36. Total Debt Service 1 Year $ ______________________
37. **Net Cash Flow 1 month.** $ ______________________
38. **Net Cash Flow 1 year.** $ ______________________

BUILDING FOR SALE INFORMATION
Commercial Real Estate Over 4 Units

Please print clearly all information on form

Buyer Contact: ____ Cell Phone: ____________________

Contact Email or Fax:____

1. Owner Name: ____ Date:________________

2. Seller Building Address Zip Code: ____

3. Telephone #: ____

4. Cell #: ____

5. Email: ____

6. Fax #: ____

7. Website: ____

8. Asking Price: $____

9. Cash Offer Price: $____

10. Appraisal full Value Price: $____

11. Any Code Violations? Yes: ________________________ No: _____________________________

12. Is the building abandoned? Yes: _______________________ No: ____________________________

13. Rent Controlled: Yes: _____________________________ No: ____________________________

14. Total monthly mortgage payments $____

15. Are there any liens or judgments on the property ? Yes_____ No_____ or amount due:$__________

16. Building Property Condition: Poor ________ Fair _________ Good ___________ Excellent_______

17. Building free and clear of any mortgages: ____

18. Are there any current environmental issues with the property? Yes ____________ No _____________

19. True Vacancy Per Floor Total: ____

20. Any Color Pictures of the Building Property?: Yes ___________________ No___________________

21. Zoning Type: ? ____ Year Built:_________________

22. Lot size: _________ Why are you selling? ____

23. What Kind of Building is this: Commercial__________________ Residential__________________

24. If it's a hotel, how many stars? _____ Total beds: ______ Total rooms: ______ Total Floors: ______

25. Waterfront: No_____ Yes_____ Ocean:_____ River:_____ Lake:_____ Stream: _____ Pond: _____

26. Total kitchens: ____

27.Total amount of freight elevators: ____

28. Total Garages: ____

29. Bathrooms per Floors: ____

30. Total Floors: ____

31. Broker Involved? Yes____No____Name:______________________Cell Phone:________________

32. Reason for selling property: ____

33. Total Units: ____

34. Is there a basement in the building? Yes_________________________ No______________________

35.Total Size (Sq. Ft.): ____

36. Year Built: ____

37. Cap Rate %: ____

38.Total True Rent Roll Monthly Income: $____

39. Total Land Acres: ____

40. Property going in foreclosure: No_____________________ Yes______________________________

41. Bank's Name: ____

42. Does owner have Swimming Pool on property? Yes____________________No__________________

43. True Net Expenses For one Year $: ____

44. Water & Sewer Price For One Year Service $: ____

45. Property Taxes for one year: $____

46. Total electric bill for one month:$____

47. Insurance total for one year $: ____

48. Electrical: Yes_________ No _________ Gas: Yes_________ No________ Oil: Yes________ No________

49. Property Brick ? Yes: ___________________________ No: ___________________________________

50. Total Payroll for one month $: ____

51. Is title and deed in company's name? No __ Yes__ If Yes, Company Name: ____________________

52. Management Fees for one month: $ ____

53. Is the property going into foreclosure? Yes_____________________ No________________________

54. Are you the owner of the building? No______________________Yes ________________________

55. Title and deed in your name? Yes ____ No ____ Can I see Title and deed? Yes ______ No _______

56. What Class Building: ____

**** 57. Describe Repair condition: 1.Poor_______2. Fair ________3 Good _________4. Excellent_______

58. Rehab Estimates? :______________________ Repairs Total Cost: $_________________________

59. Rent Control Regulated? :Yes__________________________No____________________________

60. Rent Gross Monthly Income: $____

61. True Net Operating income one year: $____

62. Total one Year gross Operating Cost: $____

63. Air Rights Available: Yes____________________________ No____________________________

64. How long have you owned the property for? ____

65. When Lease Expires Per Units: ____

66. Any other investment properties for sale? :Yes ___________________ No_____________________

67. Does property have underground parking? : Yes_________________ No _____________________

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Real Estate Investment Services

Looking For Realtor Agent

First of all, you want a licensed Realtor with a digital camera. Licensed Realtors have the foundational knowledge somebody off the street doesn't. Even if they've new to BPOs appraisal they're at least used to sizing up houses and giving opinions of value, etc.

I'm not talking about "Top Performers" here—they're not likely to be interested in BPO appraisal work of this nature.But most agents are Not Top performers… many struggling just to stay in real estate game. And seeing the opportunity to earn some extra money doing something that's related to their field is a perfect fit.

Secondly, I'm hoping for someone who's not only a Realtor but also an investor if possible. That way they'll have an even better understanding of what the company doing and why—not to mention they might even end up being a potential buyer. That's right, Company recently sold one real estate deal to a lady broker on the west cost.

Real Estate Sellers Profile

Name print: ____Date ___________

Home/ Cell: #____

Principle Owner: Yes____________________ No _______________________

Representative Owner: Yes ____________________No _______________________

Owner Mandate: Yes ___________________ No _______________________

Broker For Owner: Yes ____________________No _______________________

Owners Partner: Yes ___________________ No_________________________

LAND FOR SALE INFORMATION

Please print clearly all information on this form   Date: __________

Contact Name: ____________________________ Cell Phone # _______________

1. Contact Email or Fax:____

2. Owner Seller Name: ____

3. Property Address, Zip Code: ____

4. Telephone #: ____

5. Cell #: ____

6. E-mail: ____

7. Fax #: ____

8. Website: ____

9. Asking price: $____

10. BPO, Cash offer Price: $____

11. Appraisal Land Value Price: $____

12. Total monthly mortgage payments: $____________________________________

13. Estimate Equity: $____

14. Are there any liens or judgments on the property ? Yes____ No____ or amount due:$___

15. Days on Market: ____

16. Property Free and Clear of Mortgages: Yes: ____________ No___________

17. Are there any code violations on the property? Yes:______No__________

18. Current Loan balance: $____

19. Any Color Picture of Land Property: Yes: __________ No: ____________

20. Type of Zoning: ____

21. Lot Number: _____ Why are you selling? __________________________

22. Are there any known environmental issues with the land? Yes____ No____

23. Size (Sq. Ft.): ____

24. Total Land Acres: ____________ Land rent for one month? $__________

25. Property Going in Foreclosure: No______________ Yes______________

26. Bank's Name: ____

27. Bank's Phone Number: ____

28.Total Expenses For one Year: $___________________________________

29. One year Land property Taxes: $_________________________________

30. Land Insurance total for one year: $ _______________________________

31. Return on land Investments profit gross for one year income: $__________

32. Management Fee one year total: $__________________________________

33. What Class Land: Residential _____________ Commercial ____________

34. Land Repair Total cost: $_______________________________________

35. When does Land Lease Expire? __________________________________

36. License for construction contractor work available?: Yes______ No______

37. Permit Available for construction work review? Yes_______ No________

38.Waterfront: No__ Yes__ Ocean:__ River:__ Lake:__ Stream: __ Pond: ___

39. Gross Monthly Income: $_______________________________________

40. Net Operating income for one Year: $_____________________________

41. Total One Year gross operating cost: $____________________________

42. Land Air Right Available: Yes _______________ No ________________

43. Total land air right floors can be built?_____________________________

44. Can one build on the land legally? Yes_____________No_____________

45. Total Legal floors that can be built:_______________________________

46. Land Free and Clear of any objects: ______________________________

47. If objects on land describe structures: _____________________________

48. Broker Agent Involved? Yes______________ No____________________

49. Broker Agent Names: ____

50. Does owner have Swimming Pool on property? Yes______No_________

51. How long have you owned the land? _____________________________

52. Does property have underground parking? : Yes_______ No _________

53. Special Land Features: ____

54. Title and deed in your name? Yes______ No______ Can I see title and deed? Yes______ No_____

55. Any other land Investment properties For Sale? _____________________

Legal Notice:

While all attempts have been made to verify information provided in this publication, neither the Author nor the Publisher assumes any responsibility for errors, omissions, or contrary interpretation of the subject matter herein.

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