**“GUARANTEED SALES PLAN” DISCLOSURE/DISCLAIMER/ADDENDUM**

TERMS AND CONDITIONS THAT MAY APPLY:

PURCHASE PRICE TO BE SEVENTY PERCENT (70%), OR BELOW CURRENT MARKET VALUE LESS REPAIRS, AS DETERMINED BY BUYER. PROPERTY MAY BE PURCHASED THROUGH A BANK “SHORT SALE” TO ACHIEVE THIS. PROPERTIES WILL BE SUBJECT TO BUYERS ATTORNEY’S APPROVAL. PROPERTIES MAY BE PURCHASED “SUBJECT TO”, “CONTRACT FOR DEED”, “LAND CONTRACT”, “UNIFORM REAL ESTATE CONTRACT”, “ALL INCLUSIVE TRUST DEED” OR ”LEASE WITH THE OPTION TO BUY”. THOSE PROPERTIES ABOVE SEVENTY PERCENT (70%) OF CURRENT MARKET VALUE TO BE PURCHASED MUST HAVE A PAYMENT, INTEREST, TAXES, AND INSURANCE 15% BELOW CURRENT RENTAL COST FOR THAT SPECIFIC COMP AREA, INCLUDING HOA FEES AS DETERMINED BY BUYER. SELLER MAY BE REQUIRED TO CREATE A “PURCHASE MONEY NOTE” (SELLER FINANCING) AS NEEDED TO FACILITATE THE CLOSING OF THE TRANSACTION. BUYER MAY REQUIRE THAT THE PROPERTY BE PUT INTO A LAND TRUST. ALL REAL ESTATE PURCHASE CONTRACTS TO BE ASSIGNABLE. PROPERTIES MAY HAVE A “DUE ON SALE” CLAUSE TO WHICH SELLER TO SIGN THAT DISCLOSURE. IT IS UNDERSTOOD BY SELLER THAT BUYER SHALL PURCHASE THIS PROPERTY WITH THE INTENTION OF RESELLING IT TO ANOTHER PARTY AT A PROFIT. SELLER AGREES TO SIGN ANY FORMS THAT ARE REQUIRED TO CLOSE THE TRANSACTION AND GENERALLY COOPERATE WITH THE BUYER TO AFFECT THE SALE. SELLER WILL ALLOW SHOWINGS OF THE PROPERTY BY BUYER AND BUYERS REPRESENTATIVES AT REASONABLE HOURS. SELLER MAY NOT SHOW THE PROPERTY OR RECEIVE ANY OTHER BACK-UP OFFERS WHILE THERE IS A CONTRACT IN EFFECT WITH BUYER UNLESS APPROVED BY BUYER. SELLER AGREES NOT TO CIRCUMVENT BUYER IN REGARDS TO ANY SUB-BUYER INTRODUCED TO SELLER DURING THE PROMOTION OF THE HOME BY ENTERING INTO ANY CONTRACT OR LEGAL AGREEMENT WITH SUB-BUYER WITHOUT PRIOR WRITTEN CONSENT OF BUYER. NOTHING IN ANY WRITTEN OR ORAL AGREEMENTS BETWEEN THE PARTIES WILL BE DEEMED TO CREATE AN AGENCY, EMPLOYMENT, PARTNERSHIP, FIDUCIARY, OR JOINT VENTURE BETWEEN THE PARTIES. NEITHER PARTY HAS, NOR WILL REPRESENT TO A THIRD PARTY THAT IT HAS, THE POWER OR AUTHORITY TO REPRESENT, ACT FOR, BIND OR OTHERWISE CREATE OR ASSUME ANY OBLIGATION ON BEHALF OF THE OTHER PARTY FOR ANY PURPOSES WHATSOEVER. BUYER IS A REAL ESTATE AGENT AND DOES NOT REPRESENT SELLERS OR SUB-BUYERS INTEREST IN THE TRANSACTION. BUYER IS A PRIVATE CONCERN REPRESENTING BUYERS OWN BEST INTEREST. THE PROPERTY MAY BE “LISTED” BY BUYER. THE PURCHASE PRICE AND/OR SALE OF SELLERS PROPERTY IN NOT CONTINGENT UPON PAYMENT OF ANY FEES WHATSOEVER TO BUYER. ANY MONIES BUYER RECEIVES WILL BE AS A RESULT OF BUYERS SALE OF THE SUBJECT PROPERTY. ALL PROPERTIES TO CLOSE THROUGH A TITLE/ESCROW COMPANY, EXCEPT IN AN EMERGENCY WHERE SELLER CANNOT BE PRESENT AT WHICH SELLER WILL NOTORIZE A “ DEED”, “LIMITED POWER OF ATTORNEY”, “DUE ON SALE ACKNOWLEDGEMENT”, AND SIGN AN “AUTHORIZATION TO RELEASE INFORMATION” AND RELEASE TO BUYER THE MORTGAGE, TAX, AND INSURANCE STATEMENTS TO FACILITATE THE SALE OF THE SUBJECT PROPERTY TO BUYER. SELLER AND BUYER HAVE BEEN AFFORDED THE OPPORTUNITY TO SEEK LEGAL AND FINANCIAL COUNSEL ANY QUESTIONS CONCERNING THIS TRANSACTION AND THAT THE INFORMATION PROVIDED WAS NOT CONTRARY TO THE ABOVE STATEMENTS. THIS DISCLOSURE/DISCLAIMER/ADDENDUM MAY BECOME PART OF THE REAL ESTATE PURCHASE CONTRACT, BETWEEEN SELLER AND BUYER.

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