

Welcome To QuickChek-Any-Property Software

Only-4-Steps-2-Process

It Has (8) Different Usages'

Please Be Patient While Data Is Configure-Rating

QuickChek Any Property Wholesaling Software Works-N-Any State Worldwide

CLICK-HERE-TO-OPEN



QuickChek- Any-Property

**Before
Wholesaling
Selling**

-Or-

**Buying
Your Properties**

Check Your Data

Once---Done

**With your analysis, you can
Easily save as a (pdf) file.**

Print from (pdf) file.

Email Presentational

Quality Reports to:

Potential Lenders

Investors -and or-

Clients..

[START QUICKCHEK HERE:](#)

[THEN VIEW:](#)

[VIEW SUBMIT OFFER:](#)

[VIEW OFFER TO BUYERS'](#)

[VIEW SUBMIT OFFER FOR A LOAN](#)

[ENTER PROPERTY FINANCIALS HERE:](#)

[ENTER FINDERS' FEE HERE:](#)

[ENTER DEPOSIT TOWARDS PURCHASE HERE:](#)

[ENTER IF 90 DAY'S BORROWED HERE:](#)

[ENTER LOAN OPTIONS HERE: > REVIEW](#)

[ENTER PROPERTY INFO HERE:](#)

[ENTER ALL CONTACTS HERE:](#)

[ENTER ESCROW INFORMATION HERE:](#)

[VIEW PROPERTY REPAIR](#)

[VIEW PROPERTY CALCULATIONS FOR SELLING](#)

[VIEW VISUAL COMPLETE LAYOUT](#)

CLICK BELOW THEN

SELECT YOUR DOCUMENT

THEN SELECT THIS GO BUTTON

It-Carries a (99.9%):

Accuracy Rate:

Wholesaling Properties

Selling Properties

Buying Properties

At - %% - On The \$\$\$

*** **NOTE** *** - *Only A (4) Step Process /
Any Property In Any State Worldwide*

1... Enter Property (*SqFt*) / 1452

2... Enter Property (*FMV*) / \$142,000

3... Enter (*\$*) Amt -4- Repairs / (*1-2-30*)

...Review Repairs Here ...>> \$6.00

[REVIEW](#)

4. Enter (*%*) -2- Wholesale the property at /

[REVIEW](#) 25%

Est. Selling Price / **WPFA** \$47,120

Est. Processing Fee's



[RETURN TO TOC](#)

[VIEW PROPERTY CALCULATIONS](#)

[VIEW OFFER-2-BUYERS'](#)

PROPERTY FOR SALE
WITH PLENTY OF PROFIT

Enter Property Complete Address:

0 0.0 0 1,452
 Bdrms Bath Year Built Sq Feet



Asking Price \$47,120
 Fair Market Value \$142,000
 EST. Repairs \$8,712
 EST. Profit \$86,168
 Buying at **25%**

If Interested

Please Contact:

Escrow Officer's Name Here:

By Phone...

Escrow Phone # Here:

By Email ...

enteremailhere@.com

To Submit -A- Downpayment on this Property

These properties sell very fast and are (**SOLD-AS-IS**)

On a first come first serve basis..

[VIEW SELLERS' CONTRACT:](#)

[VIEW BUYERS' CONTRACT:](#)

[RETURN TO TOC:](#)

[BACK TO QCAP:](#)

SUBMIT OFFER

Concerning the Property Located At
Enter Property Complete Address:

0	0.0	0	1,452
Bdrms	Bath	Year Built	Sq Feet



Sellers Asking Price \$47,120

Fair Market Value \$142,000

**However we can Negotiate an all Cash Offer
Of \$39,200**

**An All Cash Offer With Proof of Funds Letter Attached
We Strive to Close within a (Seven) 7-Day Process**

For said Property mentioned above

Forward Your Documents

TO:

AgentOrWholesalersEmail@Here.com

Contact:

Enter Name Here:

Email Only...

[BACK TO QCAP](#)

[VIEW SUBMIT OFFER FOR A LOAN](#)

Seeking A Investment Loan on a Investment Property

Located At

Enter Property Complete Address:

0	0.0	0	1,452
Bdrms	Bath	Year Built	Sq Feet



Asking Price \$39,200

I Am Seeking [Click Here To Select Your Option](#) Loan Of
\$31,950

Towards An Investment Property
mentioned above

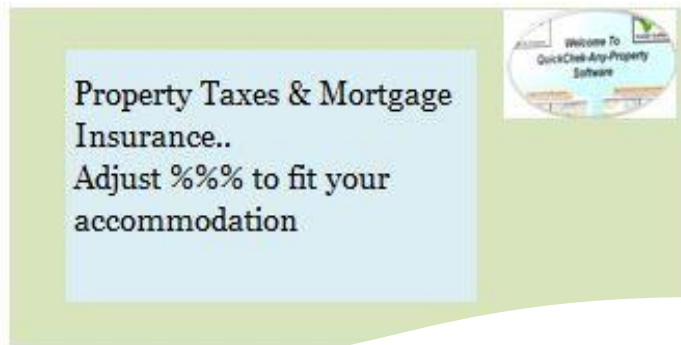
If Offer Is Accepted
Please

Contact:

Full Name: Enter Buyers Complete Name Here:
Phone Number: Enter Buyers Phone Number Here:
Email: Buyer@email.com

[BACK TO QCAP](#)

Enter Property Financials Here:



1.. .Enter %% -4- Property Taxes

1.3%

Property Monthly Taxes:

\$153.83

Property Yearly Taxes:

\$1,846.00

2.. .Enter %% -4- Home Mortgage Insurance

0.9%

Mortgage Monthly Insurance:

\$105

Mortgage Yearly Insurance:

\$1,263.80

[RETURN TO TOC](#)

Additional Fee's Within

Check below Property Profits & Calculations will change

Quite Title \$\$

\$2,500

Tax Certificate Fee*

\$0

Insurance Fee

\$0.00

Escrow Fees

\$280

Tax Sale Certificate Deposit >> \$350

\$0

Expedited Service >> \$200

\$0

Closing Costs

Doc Prep/Courier Fee

\$120

Seller Closing Fee

\$300

Owner Policy Fee's

\$500

Additional Added Cost

\$0

\$0

\$0

Total Sum:

\$3,700

Buying AT %% On the \$\$\$

<i>\$\$-FMA-</i>	<i>Offering</i>	<i>Profits</i>
\$142,000	25%	\$39,200
<i>GRM</i>	<i>Cap Rate</i>	<i>MPCF</i>
8	12%	\$1,420

<i>Property For Sale</i>	<i>ARV</i>	<i>EST. Profit</i>
\$47,120	\$142,000	\$86,168

Est. Rebtale Amt

\$1,420

[RETURN TO TOC](#)

*Assignment / or / Finder's Fee***10.0%**

Enter Percentage Here

\$3,920

Check below Property For Sale will Increase

[VIEW ASSIGNMENT / FINDERS FEE AGREEMENT](#)[RETURN TO TOC](#)*Buying AT %% On the \$\$\$*

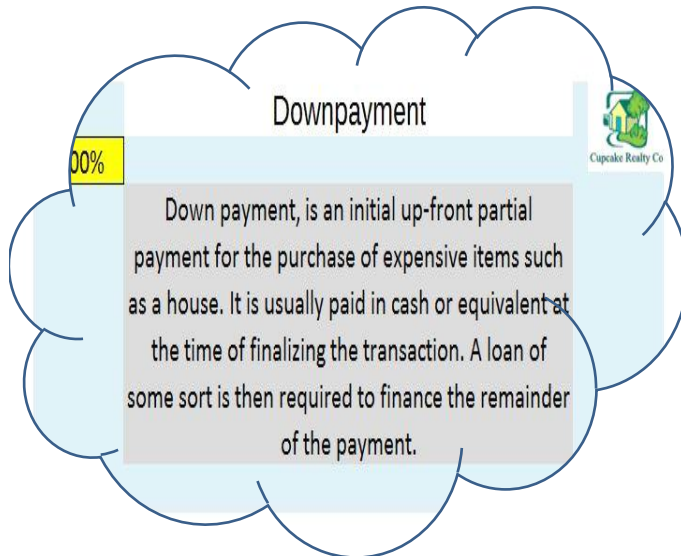
<i>\$\$-FMA-</i>	<i>Offering</i>	<i>Profits</i>
\$142,000	25%	\$39,200

<i>Property For Sale</i>	<i>ARV</i>	<i>EST. Profit</i>
\$47,120	\$142,000	\$86,168

| For Buyer's Utilizing Down payment Method

Deposit Towards Purchase Price

Percentage Rate	10%
Down Payment	\$3,550
Balance of	\$31,950



[VIEW SELLERS CONTRACT](#)

[VIEW BUYERS CONTRACT](#)

[RETURN TO TOC](#)

90 Day's Borrowed with (*Interest*) Only

Check below Property For Sale will Increase

Borrow Amt

\$2,000

Plus Inters

100%

Interest Amt

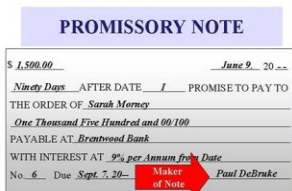
\$2,000

Bal Owe

\$4,000

90 Day's Borrowed with (Interest) Only			
Borrow	Plus Inters	Interest Amt	Bal Owe
\$5,000	30%	\$1,500	\$6,500

A 90-day interest-only loan is a short-term financial agreement where you make only interest payments for 90 days. The entire original principal amount remains untouched and is due as a lump sum at the end of the 90-day



Return On Investment -IN- (90 Day's)

90 Day's Borrowed with (Interest) Only-W-Contract

Click Here -2- View
Loan Scenario Layout
Promissory Note &
Installment Note
Attached



VIEW 90 DAY'S BORROWED HERE:

RETURN TO TOC

Buying AT %% On the \$\$\$

<i>\$\$-FMA-</i>	<i>Offering</i>	<i>Profits</i>
\$142,000	25%	\$39,200

<i>Property For Sale</i>	<i>ARV</i>	<i>EST. Profit</i>
\$47,120	\$142,000	\$86,168

Loan Options Available With Analysis

Loan Amounts are Based off Your Deposit Amount
See Deposit Below

Int / Rate	1st Loan Amount
0.00%	\$31,950.00
# of Years	Interest Amount
0	\$0
# of Pymts	Total Int Amount
0	\$0
Monthly Pymt Plus Additional	Monthly Payments
\$259.15	\$0.00

Deposit Towards Purchase Price

Percentage Rate

10%

Down Payment

\$3,550

Balance of

\$31,950



It Carries (3) Solutions for Your Exit Strategy

[VIEW](#)

[REVIEW LOAN SCENARIO CONTRACT](#)

[RETURN TO TOC](#)

NUMBERS' MAKE SINCE

(Single Family Residence) With and Without Private Lender

QuickChek Any Property Financials (This System works in Any State)

FILL IN THE YELLOW // THE DATA WILL CALCULATE

Seller's Asking Price	Cap Rate	12%
	GRM	8
\$142,000	MPCF Cash Flow	
Rents 4		\$1,161
\$1,420		

1.3%	\$1,846.00	Property Yearly Taxes:	\$154
0.9%	\$1,263.80	Home Owners Insurance:	\$105
0.0%	\$0.00	Renters Insurance:	\$0
0.0%	\$0.00	Appl Warrantys / WL-Plans:	\$0
0.0%	\$0.00	Exp Elec/Water/Gas	\$0
0.0%	\$0.00	Car Payment / Insurance	\$0
0.0%	\$0.00	Property Up Keep	\$0

Your-All-Cash Offer Here

Buying at %% On the \$\$\$	25%	\$35,500
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The Upper Analysis Property Financials -R- Before Purchase:

The Lower Analysis Property Financials -R- After Purchase: With Loan Option

For Buyer's Utilizing Down payment Method

Percentage Rate	10%
Down Payment	\$3,550
Balance of	\$31,950

Your Loan Options ARE Here

Int / Rate	# of Years	# of Pymts
0.00%	0	0

	Yearly	Monthly
Cash Flow-With Lender	\$17,040	\$1,420



Out-Look On -A- Financial - Loan	All Loans are on a Amortized Schedule with Exit Strategy After a # of Years
---	---

1st Loan Amount	Interest Amount	Total Loan Amount	Monthly Payments
\$31,950.00	\$0	\$0	\$0.00

LENDERS PAYMENT PLAN

Monthly Payments	Yearly Payments	Accumulation over years	Over all Gain	MPCF With-PL	MPCF With-Out PL
\$0.00	\$0.0	\$0	-\$31,950.00	\$1,420	\$1,161

Property Financial Analysis Out-Look

Utilizing Purchase Credits

Rent Range	\$1,420
Mo Rents	\$1,420
Sec-Depot's	\$1,420
last Mo Rent	\$1,420
Tax Credit	\$2,500
Pur Credits	\$6,760

SFR-Purch - Price A/D

\$28,740.00	
Equity Gain	\$6,760

Increasing the Monthly Rent After Purchase

View Rental Increase	New Monthly Income
\$0	\$1,420



Renting - Out The - Property

Yearly payments	Mo Mortgage Payments	Interest	Principle	Collect 1st & Last Mo Rent
\$3,109.80	\$259.15	\$0.00	\$0.00	\$2,840

ARV -- Rentable Rate At
\$1,420.00

After All Productivity with Calculations			Operating Expenses		SFR Unit Complicity		
Yearly	Monthly		Yearly	Monthly	# of Units	Ea. Unit	Units Mtly
		Escrow Acc	Escrow %%	22%	1	\$1,420.00	\$1,420.00
G-P-Income	\$17,040	\$1,420.00	Prop-Tax	\$1,846	\$154	Increased Rent / -----	
V & C Loss	\$17,040	\$1,420.00	Home-Insur	\$1,264	\$105	Capital Gain	
100%	Units Occupied		Appl Warrantys	\$0	\$0	Capitalization Rate – Cap Rate -----	
G-O-Income	\$0	\$0.00	Renters Insura	\$0	\$0	Cash Flow Before Taxes – CFBT -----	
2.1	Gross Rent Multiplier		Prop-Maint	\$0	\$0	Net Operating Income -----	
		NOI Expenses	NOI Expenses	\$3,110	\$259	Depreciation Net -----	
				YPCF	MPCF	View State Tax Credits ---	
				\$13,930	\$1,161	– CFAT Monthly	
						– CFAT Yearly	
						48%	
						\$1,161	
						\$13,930	
						\$10,650	
						30%	
						\$2,048	
						\$24,581	

Getting Ready To Exit The Property

After Owning Renting or Leasing the Property You Are Exiting In **15** Yrs.
 The Property would either Increase or Decrease by the Real Estate Trends

Enter % By **3%** Per-Year

	Increased	Per-Year	Per-Month	Per-Day
It would be worth around	\$146,260	\$71	\$6	\$0
15 Years the property will be worth (+) Or (-)		\$146,331	Diff	\$110,831.00

Your Prior Loan was Armotized for **0** Yrs
 Accumulate over years **\$46,647**
 Capital Gain **\$11,147**

BACK -2-THREE SOLUTIONS

There's (3) Exit Strategy Solution With Bank / or / P-lender / Out Right

For the Primary Lender

1. -- Obtain a new first mortgage for

\$29,266

 or

20%

 The loan amount would pay off the primary investor

\$46,647

 ●● This provides the owners with

\$75,913

 For Refurbishment or a complex make over or reserves...

Home Loan			Exit Refinancing Solution With Bank		
	\$29,266				
3%	Loan Amount	Total Loan	Yearly payments	Monthly Payments	# of Pymts
15	\$29,266.20	\$30,117.6	\$1,951.11	\$162.59	180
After Refinancing:		Curr Income	Curr MPCF		
		\$1,420.00	\$1,161		

Exiting During The

15

 Year of an Investment

Exit and - Re-Sale The Property For The Lender

Unit	(=) Pr Dur	Enter Sell Price Here	Pay Off The Primary Investor	Realtors Fee	Owners Profit
1	\$0	\$0	\$46,647.00	0%	\$0

Exit and - Re-Sale The Property Out-Right No-Lender

Unit	(=) Pr Dur	Enter Sell Price Here	Purchased Price	Realtors Fee	Owners Profit
1	\$0	\$0	\$35,500.00	0%	-\$35,500

[BACK -2-THREE SOLUTIONS](#)

SUMMARY REPORT

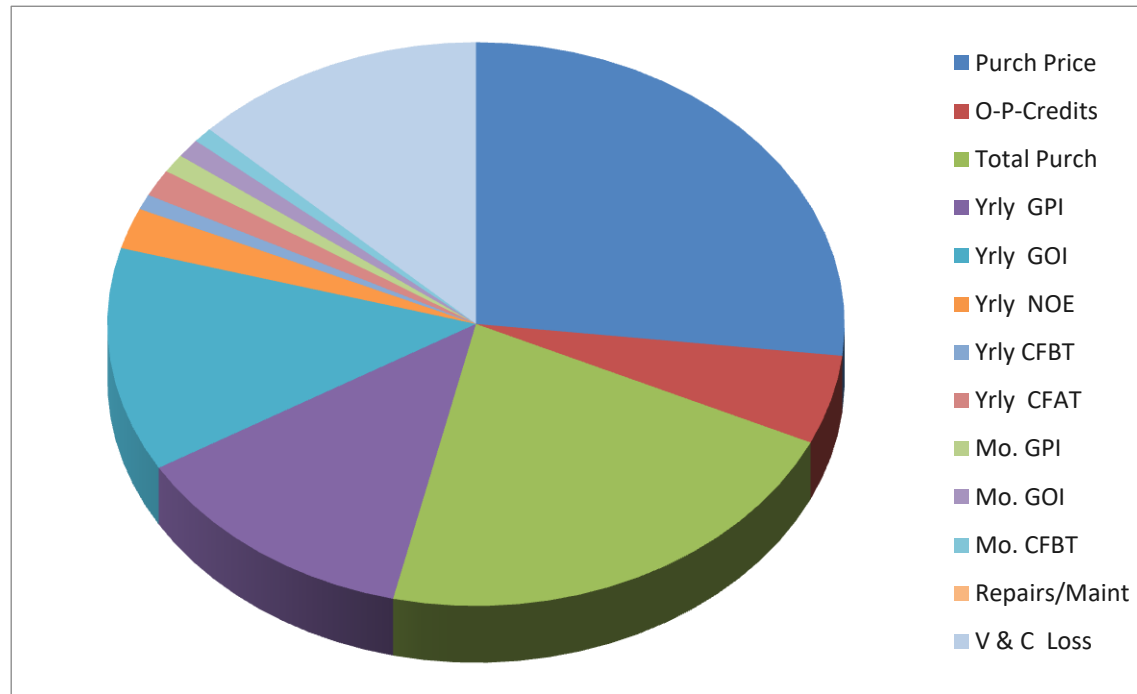
Yearly Monthly

Gross Potential Income – GPI	\$17,040	\$1,420
V & C Loss	\$17,040	\$1,420
Gross Operating Income – GOI	\$17,040	\$1,420
	Beginning	End
Gross Rent Multiplier – GRM The LOWER GRM The Better	2.1	2.08
Net Operating Expenses - NOI	\$3,110	\$259
Positive Cash Flow	\$13,930	\$1,161
Capitalization Rate – Cap Rate	48%	
Cash Flow Before Taxes – CFBT	\$1,161	
Cash Flow After Taxes – CFAT	\$24,581	\$2,048

RATIOS			
GRM	2.1		
CAP	39%	LVR	25%
CCR	39%	DCR	18%

1st Ten-Years of Investing / With/out Private Lender

Purch Price	\$35,500
O-P-Credits	\$6,760
Total Purch	\$28,740
Yrly GPI	\$17,040
Yrly GOI	\$17,040
Yrly NOE	\$3,110
Yrly CFBT	\$1,161
Yrly CFAT	\$2,048
Mo. GPI	\$1,420
Mo. GOI	\$1,420
Mo. CFBT	\$1,161
Repairs/Maint	\$0
V & C Loss	\$17,040
Cap Rate	48%
GRM	2



Opportunity to Invest on a Solid, Low LTV% Deal!

Long Term Buy and Hold

		<u>Presented By:</u>
Property Street Address:	Enter Property Complete Address:	Enter Buyers Complete Name Here:
# of Bedrooms	0	City, State
Bath	0.0	Enter Buyers Phone Number Here:
Sqft	1,452	<u>http://www.Open</u>
Year Built:	0	<u>Buyer@email.com</u>

PURCHASING AMOUNT		ROI		
Purchasing Amount	\$39,200		Monthly Receivables	\$1,161
Awaiting For Approved Offer	\$39,200		Yearly Receivables	\$13,930
Downpayment	\$3,550	9%		
Acquisition Fees	\$3,920	10%	Total Equity Gained	\$6,760
Total Purchase Amount	\$31,950			
Rate of Return Offered to Investor		36%		

** This would make a good Investment / With or With-out a Lender Involved*

Notes 0

PROJECTED FINANCIAL RESULTS FOR LENDER

Total Yearly Receivables	\$13,930
%%% Equity Gain Up Front	\$6,760

Cash -on-Cash Return (annualized)	21%
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[RETURN TO TOC](#)

Enter Property Information Below

Select Your Property State Here:

Select Your Property State

Enter Property Complete Address Here:

Enter Property Complete Address:

Enter Property Parcel # Here:

Enter Property Parcel # Here:

Enter # of Bdrm's Here:

0

Enter # of Ba's Here:

0

Enter Property Year Built

0

Property Sqft....

1452

Property Estimated Value

\$142,000.00

Buying at %% on the \$\$

25%

Est. Selling Price / WPFA

\$39,200.00

Insert Property Link Address Here

https://www.zillow.com/homes/for_sale/

Insert Google Instant View Link Address Here

<https://www.instantstreetview.com/>

[VIEW LEASE OPTIONS AGREEMENT:](#)

[VIEW SELLERS CONTRACE:](#)

[VIEW BUYERS CONTRACE:](#)

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Enter All Contacts & Information Page Here

SELLER'S INFORMATION BELOW

Enter Sellers Complete Address Here:

Enter Sellers - Name Here

Enter Sellers - Address Here

Enter Sellers - City Here

Select Your State

Enter Sellers - Zip Code Here

Enter Sellers - Phone # Here

seller@email.com

PROPERTY INFORMATION BELOW

Enter Property Complete Address:

Enter Property Address Only

Enter Property - City

Enter Property - State Abbs. Here

Enter Property - Zip Code

Wyandotte County

Enter Property Parcel # Here:

BUYER'S INFORMATION BELOW

Enter Buyers Complete Name Here:

Enter Buyers Complete Address Here:

Enter Buyers Phone Number Here:

Buyer@email.com

1st LENDER'S INFORMATION BELOW

Enter Lenders Complete Address:

Enter Lenders Complete Name Here:

Enter Lenders Complete Address:

Enter Lenders Phone Number Here:

LendersEmail@reuse.com

1st INVESTOR'S INFORMATION BELOW

Enter Investors Complete Name Here:

Enter Investors Complete Address:

Enter Investors Phone Number Here:

InvestorsEmail@reuse.com

Request Banking Information from 1st Investor

Bank Name:

Investors Bank Name:

Routing #

Enter Routing #:

Account #

Enter Account #

Acquisition Agreement / Finder's Fee

Enter Agents or Wholesaler Complete Address Here:

Enter Name Here:

Agent or Wholesaler Address Only:

Agent or Wholesaler City Here:

Agent or Wholesaler City Here:

Agent or Wholesaler Zip Code

Agent or Wholesaler Phone # Here:

AgentOrWholesalersEmail@Here.com

Request Banking Information

Bank Name:

Agent or Wholesaler Bank Name:

Routing #

Enter Routing #:

Account #

Enter Account #

[VIEW SELLERS' CONTRACT](#)

[VIEW BUYERS' CONTRACT](#)

[VIEW RENT-TO-OWN AGREEMENT WITH LEASE OPTION](#)

[VIEW SAMPLE LOAN](#)

[RETURN TO TOC](#)

Utilizing an Escrow Account

Enter Title & Escrow Complete Address Here:

Title & Escrow Complete Address Here:

Escrow Officer's Name:

Escrow Officer's Name Here:

Title & Escrow Company Name Here:

Title & Escrow Company Name Here:

Enter Closest Landmark Here:

Landmark Here:

Enter Escrow Address Here:

Escrow Address Here:

Enter Escrow City State & Zip Here:

City State & Zip Here:

Enter Escrow Phone # Here:

Escrow Phone # Here:

Enter Escrow Company Fax # Here:

Company Fax # Here:

Enter Escrow Email Address Here:

enteremailhere@.com

Enter Property Escrow Account #

0

Below Is For - 90 Day's Borrowed with (Interest) Only

\$2,000 Borrowed Amount

Enter 90 Day's - Deposit Date Here:

0/0/00

Enter 90 Day's Borrowed Amount In Words below:

Enter 90 Day's Borrowed Amount In Words below:

Below Is For - Buyers' Deposit Only

\$3,550 Deposit Amount

\$47,120 Purchasing Amount

Buyers Deposit Date Here:

0/0/00

Enter Purchasing Amount In Words below:

Enter Purchasing Amount In Words below:

[VIEW SELLER'S CONTRACT](#)

[VIEW BUYERS' CONTRACT](#)

[VIEW 90 DAYS BORROWED](#)

[VIEW SAMPLE LOAN](#)

[RETURN-TO-TOC](#)

Property Repair Review

<i>Bdrms</i>	<i>Ba</i>	<i>Sqft</i>	<i>Year built</i>
<i>0</i>	<i>0.0</i>	<i>1452</i>	<i>0</i>
<i>Repair Cost Per Sqft</i>			
<i># Of Units</i>			
<i>1</i>			
<i>\$6</i>	<i>Per Sqft</i>		
<i>\$8,712</i>	<i>Est. Repair Cost</i>		



[RETURN TO QCAP](#)
[RETURN TO TOC](#)

Bad

\$2 \$5

Needs a new kitchen, bath(s), paint, flooring fixtures, minor plumbing, minor electrical, minor landscaping

Really Bad

\$10 \$15 \$20

Needs a new kitchen, bath(s), paint, flooring, fixtures, minor plumbing, minor electrical, minor landscaping ----- plus electrical panel, HVAC, roof, major wall repairs, more landscaping

Awful

\$25 \$30

Needs a new kitchen, bath(s), paint, flooring, fixtures, minor plumbing, minor electrical, minor landscaping --- plus

electrical panel, HVAC, roof, major wall repairs, minor landscaping --- plus

QuickChek Carries (3) Solutions for Your Exit Strategy

No. 1 Exit Strategy Solution With Bank For the Primary Lender

Getting Ready To Exit The Property

After Owning Renting or Leasing the Property You Are Exiting In

Yrs.

The Property would either Increase or Decrease by the Real Estate Trends

Enter % By Per-Year

The Property would be EST. Around:

Increased	Per-Year		Per-Month	Per-Day
\$146,260	\$71	\$6	\$0.49	\$0.02

| Years the property will be worth (+) Or (-)

Diff

Your Prior Loan was Armotized for

Yrs

1. -- Obtain a new first mortgage for

or Of Property Value (PV)

This loan amount would pay off the primary investor

• Providing the owners with

For Refurbishment or a complex make over or reserves...

No. 2 Exit and - Re-Sale The Property For The Lender

Exiting During The

Year of an Investment

Unit	(=) Pr Dur	Enter Sell Price Here	Pay Off The Primary Investor	Realtors Fee	Owners Profit	
1	\$0	#VALUE!	\$46,647.00	0%	\$0	\$46,647

Exiting During The

Year of an Investment

No. 3 Exit and - Re-Sale The Property Out-Right No-Lender

Unit	(=) Pr Dur	Enter Sell Price Here	Purchased - Price	Realtors Fee	Owners Profit	
1	\$0	#VALUE!	\$35,500.00	0%	\$0	-\$35,500

[VIEW PROPERTY VALUE INCREASE:](#)

[ADJUST LOAN OPTIONS HERE:](#)

[VIEW EXIT STRATEGY SOLUTION:](#)

[VIEW 2ND & 3RD EXIT STRATEGY:](#)

[RETURN TO TOC:](#)

Property Calculations For Selling or Buying

Property Financial Capabilities

Buying AT %% On the \$\$\$

\$\$-FMA-	Offering	Profits
\$142,000	25%	\$39,200
GRM	Cap Rate	MPCF
8	12%	\$1,420

Property For Sale	ARV	EST. Profit
\$47,120	\$142,000	\$86,168

Est. Rebtale Amt

\$1,420

RETURN TO TOC
RETURN TO QCAP

(Single Family Residence) With and Without Private Lender

*k Any Property Financials (This System works in Any State) FILL IN THE YELLOW // THE DATA WILL CALCULATE

Step 1 Hover Over GRM #DIV/0!
r's Asking Price Cap Rate #DIV/0!
MPCF - \$0

Step 2 Property Annual Gross Income
Rentable Amount Monthly Loan Payment \$0.00

Step 3 EXP Complete \$0
Adjust ., %%% - To Fit \$\$\$

1.20%	Property Yearly Taxes:	\$0
0.50%	Home Owners Insurance:	\$0
0.45%	Mortgage Insurance:	\$0
0%	Appl Warranties / WL-Plans:	\$0
0%	CLICK-TO-SELECT	\$0
0%	CLICK-TO-SELECT	\$0
0%	Escrow Account:	\$0

Step 4 Make-An-All-Cash Offer Here
Buying at %% On the \$\$\$ MPCF
100% \$0 \$0 \$0

EMDA Dn-Paymt Only 0.0% \$0

Step 5 Also / 90 Day's Borrowed with (Interest) Only
Please hover over to read

Borrow Amt	Plus Inters	Interest Amt	Bal Owe
\$0	0%	\$0	\$0

Only Enter Deposit % Amount Here 6% \$0

Lender Pts	Int / Rate	# of Years	Loan Options Are Available if Needed
1	2.96%	30	MPCF - WL \$0

Monthly Loan Payment: \$0

Enter # Of Years For Your Exit Strategy Solution For Your Lender

15	Balance of	\$0	Provides Owner(s) V***
Obtain %	0%	\$0	\$0.00

Step 6 Cost Plus Fee 0.00%

Promote Property For ARV

We Hope You Find This Software Very Useful

This Left Side is to Evaluate The Property Financial Activities
This Right Side is for Filling in All The

It carries a 99.9% Accuracy upon User inputting the correct data. Full Version packages come with Contracts ready to Execute at a reasonable cost.

FIND RESOURCES HERE

SELECT FROM ONE OF OUR YOUTUBE VIDEO'S
FOR SUPPORT BELOW

IF OTHER SERVICES ARE NEEDED
PLEASE DO NOT HESITATE TO CONTACT

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[QUICKCHEK-ANY-PROPERTY](#)

[FOR WHOLESALING ONLY-RT](#)

-26:04

[FOR BUYERS' ONLY-RT](#)

-21:48

[FOR SELLERS' ONLY](#)

-RT-16:26

[FOR SELLERS' WITH LEASE OPTIONS ONLY](#)

-RT-9:50

[FOR BUYERS' WHO NEED A LENDER ANALYZER](#)

-RT-10:26

[LOOKING TO RENT WITH LEASE OPTONS](#)

-RT-9:18

[CHECKING DEBT-TO-RATIO LOAN OPTIONS](#)

-RT-2:44

[QUICKCHEK WORKS-N-ANY-STATE WORLDWIDE](#)

RT-15:51

[SFR COMPLETE PACKAGE LAYOUT](#)

-RT-6:33

[QUICKCHEK DATABASE TERMS OF USE](#)
[QUICKCHEK PRIVATE POLICY ACT](#)
[USING QUICKCHEK YOU AGREE](#)
[QUICKCHEK COPYRIGHT SEAL](#)

[RETURN TO TOC](#)

Instructions for Submitting -A- Deposit

To Purchase Property

1. Please deposit \$3,550.00 into the Escrow Account Listed Below.
2. Make sure the property address & account number is listed below
3. Obtain Receipt.
4. After Obtaining verification of your deposit
5. Please Email your verification to seller@email.com

Deposit Information

Escrow Officer's Name Here:

Escrow Officer

Title & Escrow Company Name Here:

Escrow Address Here:

City State & Zip Here:

Escrow Phone # Here:

Company Fax # Here:

enteremailhere@.com

Property Description

Enter Property Complete Address:

Escrow Account

0

Unless your offer is all cash you need to be approved with a hard money lender and submit proof of funds or approval letter with the offer.

Most of our properties are sold very quickly.
We do however take (3) backup contracts.

Because we usually buy and sell many properties monthly it is extremely important for you to close on the anticipated closing date in your contract to avoid penalties.

We take each and every offer very seriously.

[ENTER ESCROW INFO HERE:](#)

[RETURN TO TOC](#)

Finder's Fee Agreement

This Agreement dated on 1-Jan-26

is made between Enter Name Here:
and Enter Sellers - Name Here (ASSIGNOR), "The Seller"
regarding the property described below:

Subject Property:

Enter Property Complete Address:

Enter Property - Ci. Enter Proper Enter Property - Zip Code

Enter Property Parcel # Here:

Established under the laws of:

Wyandotte County

Regarding the purchase of the above referenced Property.
Agreement, it is hereby agreed between Enter Name Here:
and THE SELLER Enter Sellers as follows:

Addresses:

1. Finder's Fee: Seller hereby "ASSIGNS" all rights to said contract for the
"Selling of said Property" in exchange for a finder's Fee's in the
amount of \$3,920.00

Which is 10.0% Finder's fee total, which will be based off the purchase
price of \$47,120.00

Finder's fee is payable at the time of closing. Granted to Enter Name Here:
See Buyer's Attached Addendum Exhibit A No. 2 payable and
No. 2a How payment shall be disbursed:

2. CLOSING DATE:

Closing shall take place on or before: (7) to (14) Days upon Submission
of deposit. 15-Jan-26

3. ASSIGNEE and ASSINGOR acknowledges receipt of legible copies of the original
Contract for Sale and Purchase in its entirety including all Addendum(s) associated with this
transaction.

4. Additional terms and conditions of this Assignment are as follows:

***a) This assignment contract is non-assignable. No changes to the Purchase Contract can
be made without written Consent of the SELLER.

***b) Disclosures and Acknowledgement:

***i) ASSIGNOR and affiliated associates make no warranty, expressed or implied, regarding inspection reports or other reports provided to ASSIGNEE by ASSIGNOR or third parties concerning this property. The Property Is being Sold-As-Is.

IMPORTANT DISCLOSER

While the information contained herein is designed to provide accurate and authoritative information in regard to the subject matter covered, it is offered with the understanding that the Assignee(s) are not purchasing our wholesale properties through other vending sources or other professional service Except through QuickChek-Any-Property Wholesale Properties If legal advice or other expert advice is required, the services of a competent professional should be sought.

Signed & Executed, Agreed & Accepted on the date herein stated:

Finder's: Signature:

Seller: Signature:

Enter Name Here:
Designated Finder:

Enter Sellers - Name Her
Designated Seller:

Subscribed and sworn before me this ____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

[RETURN TO FINDERS' FEE](#)

[RETURN TO TOC](#)



Enter Buyers Complete Name Here:

0/0/00

**REQUESTING PERMISSION
TO ENTER PRIVATE PROPERTY**

I Enter Sellers - Name Here hereby give permission to:
The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")_ Authorization
to enter my property located at:

Property Description:

Enter Property Complete Address:

Parcel # Enter Property Parcel # Here

For the purpose of Changing the Locks . And to show to Different Contractors
and or Appraisals or to show it to Prospective Buyer's , as they coordinates etc.
As in full compliance to The Contract AGREEMENT TO SELL REAL ESTATE
followed by: Seller's Attached Addendum Exhibit A. Upon my property for
So Said Purposes.

With A Contingence

*If there is a prospective tenant residing within the property there shall be no such entry upon
said property without written consent of the seller.*

Property Owner (Signature)

Date:

Enter Buyers Complete Name Here
Person making request

Date:

[RETURN TO TOC](#)

AGREEMENT TO SELL REAL ESTATE

DATE: 0/0/00

This is to certify that Enter Sellers - Name Here ("OR ASSIGNS")
have an executed!!

Purchase and Sale Agreement to Sell the property located below at

Enter Property Complete Address:

Parcel # Enter Property Parcel # Here:

That lot, piece, or parcel of land situated in: Wyandotte County

,State of Enter Property - St And I hereby assign said agreement to

Buyer's Name: Enter Buyers Complete Name Here:

Buyer's Complete Address

Enter Buyers Complete Address Here:

For a total amount of \$47,120

I have recieved a deposit towards the purchase price of \$3,550

within Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

leaving a remaining balance of \$43,570.00 due at closing, no later
than seven (7) business days of signing of contract.

Buyer warrants that they are purchasing the property for personal residence use
and / Or as an investment property.

Possession of said premises will be given to purchaser at the time of closing.

This contract shall (NOT) be assignable. Buyer may (NOT) resell the property without
express written consent from the seller.

Rent and rent securities shall be prorated at the time of closing and paid by the seller.

I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS") shall have
the Property in escrow but has not yet closed on it, the parties agree that they will do an
assignment of Seller's contract with the current owner, so that the Buyer's total purchase
price remains the same.

Seller agrees to deliver premises at time of closing in an as-is condition. Said property is being sold and purchased subject to zoning ordinances and regulations; building restrictions; and conditions, restrictions and easements of Public Record.

Concerning Structural Components

Pursuant to 26 CFR 1.48-1 (e) (2) [Title 26 Internal Revenue; Chapter I Part 1 Rules for Computing Credit for Investment in Certain Depreciable Property the term "structural components" shall be left intact during the purchasing process of this Agreement to Assign Contract for Sale and Purchase. and other components relating to the operation of a structural house (Such as the Stove, Refrigerator, Dishwasher)..Etc.

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date, the Agreement is automatically terminated and the Seller shall retain any earnest money deposit or deposits as liquidated damages.

In the event Buyer requests an extension of the Closing Date or of the deadline for the fulfillment of any contingency, and the Seller agrees to the extension, the Buyer agrees to pay to the Seller a per diem penalty of the greater of \$200.00 or 1/10 of 1% of the purchase price per calendar day towards Seller's carrying costs, through and including the Closing Date specified in the written extension agreement. The per diem amount must be deposited with the Seller at the time any request for extension is made.

Seller agrees to deliver a good and marketable or insurable owner's title to the property above described free and clear of all encumbrances except as herein set forth. The Buyer shall pay for all closing costs and title fees, including preparation of deed. Purchaser agrees to notify Seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable or insurable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification so to do.

This transaction shall be closed, the balance of the moneys due shall be paid, and all documents signed by the parties hereto on or before Thirty (30) days after acceptance of offer. Unless Otherwise Noted:

The deposit is to be held by:

Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Property Escrow Account # 0

pending closing. It is expressly agreed that upon the event of any default or failure on the part of the Purchaser to comply with the terms and conditions of this contract that said deposit is to be paid to Seller as liquidated damages.

The parties hereto further agree that this written contract and the attached Addendum Exhibit A & B expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

This contract shall be binding on both parties, their principles, heirs, personal representatives, or assigns. It is agreed that the listing broker in this transaction, if any, is I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS") and the selling broker in this transaction, if any, is I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")

The undersigned jointly and severally agree to purchase and sell the above-described property on the terms and conditions stated in the foregoing instrument and attached addendum that must be attached and included as part of this contract.

Enter Sellers - Name Here
Seller

Date:
Enter Sellers - Name Here
Assignor

***This is a legally binding contract.
If not understood, seek the advice of an Attorney.***

Contact Information for the Title Company

Seller's Name: Enter Sellers - Name Here

Seller's Phone Number: Enter Sellers - Phone # Here

Seller's Email: seller@email.com

I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")

("OR ASSIGNS") Enter Sellers - Name Here

Phone Number: Enter Sellers - Phone # Here

Email: seller@email.com

Seller's Attached Addendum Exhibit B

An Agreement was made by and between the Seller: Enter Sellers - Name Here
whose address is: Enter Sellers Complete Address Here: and the buyer,
Enter Buyers Complete Name Here: whose address is
Enter Buyers Complete Address Here:

on the 0/0/00 (hereinafter referred to as "original stated contract"),
as set forth herein.

Which is the Agreement to Assign Contract for Sale and Purchase and the
Agreement To Sell Real Estate for Said mentioned property below.

Property Description:

Enter Property Complete Address:

Wyandotte County

Parcel # Enter Property Parcel # Here:

NOW THEREFORE, in consideration of the mutual promises herein , the parties, intending
to be legally bound, hereby agree that the following constitutes additional terms and
conditions of the stated contract.

- 1. Seller's Sales the Real Property Stated above for the Amount of:.....1: \$47,120.00
- 1a. A Deposit towards the purchase price above of1a: \$3,550.00

The Seller Is To Initiate a Payment to the Investor and the Acquisition Fee See Below

See Buyer's Attached Addendum Exhibit A

- 2. To Pay off Services on a 1st Investment Loan In The Amount Of.....2: \$4,000.00
- 3. To Pay off Finder's Fee Services In The Amount Of.....3: \$3,920.00
- 4. Leaving the Seller a remaining take home balance in the amount of..4: \$39,200.00

5. The parties re-affirm no other terms or conditions of the above mentioned original
contract not hereby otherwise modified or amended shall be negated or changed as a result
of this here stated addendum.

Date: _____

Dated: 0/0/00

Seller or Listing Agent Signature:

Enter Sellers - Name Here
Seller

AGREEMENT TO BUY REAL ESTATE

DATE: 0/0/00

This is to certify that I The Prospective (Proprietor) and or (private investors) ("OR ASSIGNS") have an executed!!

Purchase and Sale Agreement to purchase the property located below at

Enter Property Complete Address:

Parcel # Enter Property Parcel # Here:

That lot, piece, or parcel of land situated in Wyandotte County, State of

Enter Property - State Abbs. Here

Kevin Racy hereby assign said agreement to:

Buyer's Name: Enter Buyers Complete Name Here:

Buyer's Complete Address

Enter Buyers Complete Address Here:

For a total amount of \$47,120.00

I have submitted a non-refundable deposit of \$3,550 with:

Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Escrow Account # 0

leaving a remaining balance of \$43,570.00 due at closing, no later than seven (7) business days of signing of contract.

Buyer warrants that they are purchasing the property for personal residence use and / Or as an investment property.

Buyer may advertise or promote the property prior to close.

Possession of said premises will be given to purchaser at the time of closing.

This contract is not assignable. Buyer may not resell the property without express written consent from the. The Prospective (Proprietor) and or (private investors) ("OR

Taxes, rent and rent securities shall be prorated at the time of closing and paid by the seller.

I The (Proprietor) and or (private investors) ("OR ASSIGNS") shall have the Property in escrow but has not yet closed on it, the parties agree that they will do an assignment of Seller's contract with the current owner, so that the Buyer's total purchase price remains the same after the assignment fee is considered.

Seller agrees to deliver premises at time of closing in an as-is condition. In case the property is destroyed, wholly or partially, by fire or other casualty prior to closing, The property is being sold in an as is condition only no remedies can be warranted on an as is basis.

Said property is being sold and purchased subject to zoning ordinances and regulations; building restrictions; and conditions, restrictions and easements of Public Record.

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date, the Agreement is (*automatically terminated*) and the Seller shall retain any earnest money deposit as liquidated damages.

In the event Buyer requests an extension of the Closing Date or of the deadline for the fulfillment of any contingency, and the Seller agrees to the extension, the Buyer agrees to pay to the Seller a per diem penalty of the greater of \$200.00 or 1/10 of 1% of the purchase price per calendar day towards Seller's carrying costs, through and including the Closing Date specified in the written extension agreement. (*The per diem amount must be deposited with the Seller at the time any request for extension is made.*)

Seller agrees to deliver a good and marketable or insurable owner's title to the property above described free and clear of all encumbrances except as herein set forth. Buyer shall pay for all closing costs and title fees, including preparation of deed. Purchaser agrees to notify Seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable or insurable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification to do so.

This transaction shall be closed, the balance of the moneys due shall be paid, and all documents signed by the parties hereto on or before seven (7) days after acceptance of offer. The deposit is to be held by the:

Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Escrow Account # 0

pending closing. It is expressly agreed that upon the event of any default or failure on the part of the Purchaser to comply with the terms and conditions of this contract that said deposit is to be paid to Seller as liquidated damages.

The parties hereto further agree that this written contract and the attached Buyer's Addendum Exhibit A expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

This contract shall be binding on both parties, their principles, heirs, personal representatives, or assigns. It is agreed that the listing broker in this transaction, if any, is I The Prospective (Proprietor) and or (private investors) ("OR ASSIGNS") and the selling broker in this transaction, if any, is I The (Proprietor) and ("OR ASSIGNS")

The undersigned jointly and severally agree to purchase and sell the above-described property on the terms and conditions stated in the foregoing instrument and Buyer's attached addendum A that must be attached and included as part of this contract.

Date:

Enter Buyers Complete Name Here:

Purchaser:

("OR ASSIGNS")

Assignor

This is a legally binding contract. If not understood, seek the advice of an Attorney.

Contact Information for the Title Company

Buyer Name: Enter Buyers Complete Name Here:

Buyer Contact Phone Numbe Enter Buyers Phone Number Here:

Buyer Email: Buyer@email.com

("OR ASSIGNS")

Assignor Name _____

Phone Number: _____

Email: _____

Buyer's Attached Addendum Exhibit A

An Agreement was made by and between the Seller: Enter Sellers - Name Here
 whose address is: Enter Sellers Complete Address Here: and the buyer,
Enter Buyers Complete Name Here: whose address is
Enter Buyers Complete Address Here:
 on the 0/0/00 (hereinafter referred to as "original stated contract"),
 as set forth herein.

Which is the Agreement to Assign Contract for Sale and Purchase and the Agreement.
 To Sell Real Estate for Said mentioned property below.

Property Description:

Enter Property Complete Address:

Wyandotte County

Parcel # Enter Property Parcel # Here:

NOW THEREFORE, in consideration of the mutual promises herein , the parties, intending to be legally bound, hereby agree that the following constitutes additional terms and conditions of the stated contract.

Seller's Sales the Real Property Stated above for the Amount of: --

\$47,120.00

1. Buyer's Purchases the Real Property Stated above for the Amount of.....1:	<u>\$47,120.00</u>
1a. A Deposit towards the purchase price above of 1a:	<u>\$3,550.00</u>
Leaving the buyer a remaining purchase balance due at closing of	<u>\$43,570.00</u>

1b. To Pay Enter Investors Complete Name Here:

90 Day Investment with (Interest) Only..... 1b:

\$4,000.00

1ba. The 2nd Investor Fee is payable through Direct Deposit -Or-

In a cashier's check mailed first class to: Enter Investors Complete Address:

Bank Name: Investors Bank Name:

Routing #: Enter Routing #:

Account #: Enter Account #

2. To Pay Enter Name Here: a Finder's Fee of:.....2:

\$3,920

2a. The Finder's Fee is payable through Direct Deposit -Or-

In a cashier's check mailed first class to: Enter Agents or Wholesaler Complete Address Here:

Bank Name: Agent or Wholesaler Bank Name:

Routing #: --

Enter Routing #:

Account #: --

Enter Account #

3. *Leaving the Seller with -a-Estimated Take home balance of..... 3:*

\$39,200.00

Dated: 0/0/00

(Buyer) Purchaser: Signature

Enter Buyers Complete Name Here:

[BACK](#) [RETURN TO TOC](#)

Pg 1 of 1

Within Ninthly (90) days Return

Rendering Services on a Investment Loan On a Investment Property (Without-recourse)

PROMISSORY NOTE

Date: 0/0/00

Enter 90 Day's Borrowed Amount In Words below:

For the value received, the undersigned promises to pay to the order of

Enter Investors Complete Name the sum of \$2,000.00 dollars, which of \$2,000.00

Enter 90 Day's Borrowed Amount In Words below: dollars will be at a interest rate of:

100% which comes to \$2,000.00 for a total of \$4,000.00 Payment will be made within Ninthly (90) days from the 1st day of signing of the contract.

Payment will be in one full Installment dispensed through the Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Account Number: 0

Contract Reminder Date: #VALUE!

Shall be released day of close or before this contract terminates on:...

#VALUE!

*****With No Other Contingency Fees.*****

Payable through: Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Account Number: 0

This Non-Recourse Clause

If the brower does not make any purchase during the time of signing the contract through the end term the borrower shall return in full the borrowed amount within 48 hrs before the contract terminates.

No past, present or future director, officer, employee, incorporator, member, partner, stockholder, agent, attorney, representative or affiliate of any Stockholder hereto or any of their respective affiliates shall have any liability (whether in contract or in tort) for any obligations or liabilities of such party arising under, in connection with or related to this Agreement or for any claim based on, in respect of, or by reason of, the transactions contemplated hereby; provided, however, that nothing in this Section 9(l) shall limit any liability of any Stockholder hereto for its breaches of the terms and conditions of this Agreement.

Enter Sellers - Name Here

Borrow / Print Name & Title

Borrower Signature

Signature of Lender

Subscribed and sworn before me this _____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

Notary Execution

INSTALLMENT PROMISSORY NOTE

Enter 90 Day's Borrowed Amount In Words below:

0/0/00

City of: Enter Property - City State of: Enter Property - State Abbs. Here

Date: 0/0/00

FOR VALUED RECEIVED, the undersigned (Borrowed) Promises to pay to the order of

Enter Investors Complete Name Here:

Enter Investors Complete Address:

Of \$4,000.00

The balance payable through: Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Account Number: 0 or such other place as the Lender provides.

(_____)

Payment will be made within *Ninthly (90) days* from the 1st day of signing of the contract.

Payment will be in one full Installment dispensed through:

Title & Escrow Company Name Here:

Title & Escrow Complete Address Here:

Account Number: 0

Reminder Date: #VALUE!

continue until entire indebtedness evidenced by this Note is fully paid, except that any remaining indebtedness if not sooner paid, shall be due and payable on #VALUE! terminating contract.

This Non-Recourse Clause

Prohibits the lender from attempting further restitution from the borrower in case of default. The lender is allowed to move only against the collateral used for securing the loan. Unless other arrangements have been made only to extend the time frame.

No past, present or future director, officer, employee, incorporator, member, partner, stockholder, agent, attorney, representative or affiliate of any Stockholder hereto or any of their respective affiliates shall have any liability (whether in contract or in tort) for any obligations or liabilities of such party arising under, in connection with or related to this Agreement or for any claim based on, in respect of, or by reason of, the transactions contemplated hereby; provided, however, that nothing in this Section 9(l) shall limit any liability of any Stockholder hereto for its breaches of the terms and conditions of this Agreement.

Borrow may repay the principle amount outstanding in whole or in part at any time and without penalty.

Presentment, notice of dishonor and protest are hereby waived by all makers sureties guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrow provided for in the Note shall be given by mailing such notice by certified mail addressed to Borrower or to such other address as Borrow may designate by notice to the Note holder. Any notices to the Note holder shall be given by mailing such notice by certified mail return receipt requested to the Note holder at the address stated in the first paragraph of this Note or at such other address as may have been designated by notice to Borrower.

The indebtedness evidenced by this Note is secured by a Deed of Trust or Mortgage dated 0/0/00 and reference is made to the Deed of Trust or Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

Signature of Lender

Borrower(s) Name

Address of Borrower

Subscribed and sworn before me this ____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

[BACK](#)
[RETURN TO TOC](#)

Select Your Proper Rent To Own Agreement with Lease Option to Purchase Real Estate

THIS RENT TO OWN AGREEMENT WITH LEASE OPTION TO PURCHASE REAL ESTATE

(hereinafter referred to as the Lease/Option) is made this 0/0/00 by and between the following parties: Enter Buyers Complete Name Here: Enter Buyers Complete Address Here: (hereinafter referred to as the Tenant/Buyer); and Enter Lenders Complete Name Here located at: Enter Lenders Complete Address: (hereinafter referred to as the Landlord/Seller).

In consideration of the mutual promises and covenants hereinafter stipulated, the parties hereby agree as follows

(1) **DESCRIPTION:** The Landlord/Seller agrees to lease, and, the Tenant/Buyer agrees to rent the real property and improvements, hereinafter called property; located at:

Enter Property Complete Address: as more fully described as follows:

(2) **TERM:** The term of this Lease/Option shall be for a period of 0 months commencing on 0/0/00 and ending on #VALUE! The term will be automatically extended for 1 period of 2 months, unless the Tenant/Buyer gives notice to the Landlord/Seller of its intent to terminate this Lease/Option, by mailing a written notice to the last provided address of the Landlord/Seller.

Liability for payment will not extend beyond notice to terminate this agreement. Possession shall be given to Tenant/Buyer on #VALUE!

In-addition the undersigned promissory note holder has a contingency (right) to exit the property during the 15 (th) year during #VALUE!

(3) **RENT:** Tenant/Buyer agrees to pay to the Landlord/Seller, the sum of \$ \$259.15 per month, with the first payment beginning #VALUE! as rent for the property, for the term of this Lease/Option, and during any extensions thereof. All rental payments shall be due and payable in advance on the 10th day of each and every month. An amount equal to \$259.15 100% for each month in which rent was paid, shall be credited to the Tenant/Buyer and applied to the purchase price of the property in the event that the Tenant/Buyer exercises its option hereunder; otherwise, this credit shall be non-refundable and considered forfeited if the option is not exercised.

(4) **OPTION TO PURCHASE:** The Tenant/Buyer, as part of the consideration herein, is hereby granted the exclusive right, option and privilege of purchasing property at the beginning of the term of this Lease/Option agreement or any extension thereof.

(5) **COVENANTS OF TENANT/BUYER:** Commencing with and during the term of this agreement, including extensions, the Tenant/Buyer hereby covenants and agrees as follows:

(A) That the Tenant/Buyer will pay all utility charges and bills, including, but not limited to, water, sewer, gas, oil, and electric, which may be assessed or charged against the property;

(B) That the Tenant/Buyer will not use the property for any unlawful purpose; and that the Tenant/Buyer will conform to and obey all laws, ordinances, rules, regulations, requirements and orders of all Federal, State, and Local governmental authorities, agencies, departments, bureaus, boards or officials, respecting the use of the property; and

(C) That the Tenant/Buyer will surrender and deliver up the property, at the end of the term or any extensions thereof, should the option herein not be exercised, in as good order and condition as the same now exists, reasonable use and natural wear and tear excepted.

(6) **COVENANTS OF LANDLORD/SELLER:** The Landlord/Seller hereby covenants and agrees as follows:

(A) That the Buyer shall pay for and maintain fire and extended coverage insurance on said property in the minimum amount of \$1,263.80 The Landlord shall be named as an additional insured or loss-payee on the insurance policy and copy of which shall be provided to Landlord.

(B) That the Tenant/Buyer shall peaceably and quietly hold, occupy, use and enjoy the property, without any let, hindrance or molestation by Landlord/Seller or any person associated therewith.

(7) **BREACH BY TENANT/BUYER:** If the Tenant/Buyer shall fail to keep and perform any of the covenants, agreements, or provisions of this Lease/Option, or If the Tenant/Buyer shall abandon the property; it shall be lawful for the Landlord/Seller to enter into said property and again have, repossess, and enjoy the same as if this Lease/Option had not been made, and thereupon this Lease/Option and everything herein contained on the part of the Landlord/Seller to be done and performed shall cease, determine and be utterly void, except as set forth in paragraph (8), below. The commencement of a proceeding or suit in forcible entry and detainer or in ejectment, or otherwise after any default by the Tenant/Buyer, shall be equivalent in every respect to actual entry by the Landlord/Seller.

(8) **COSTS OF IMPROVEMENTS:** In the event the Tenant/Buyer exercises the option to purchase set forth in paragraph (4), above, and through no fault of the Tenant/Buyer, the Landlord/Seller fails to convey said property to Tenant/Buyer In accordance with the terms of this Lease/Option, the Tenant/Buyer, in addition to any other rights which Tenant/Buyer may have in law or equity for the enforcement of Tenant/Buyer's option to purchase, shall be entitled to reimbursement for the cost of all repairs, maintenance and improvements.

(9) **FURTHER ENCUMBRANCES:** The Landlord/Seller hereby warrants that the total of the leases, options, mortgages, liens, and any other encumbrances against the property, whether of public record or not, are as follows:

- (A) A first mortgage in favor of Enter Lenders Complete Name Here in the approximate amount of \$0
 (B) Current taxes for 0/0/00 in the amount of \$154 due on 10th of each and every month

(C) The Landlord/Seller agrees not to lease to another third party, nor to assign, sell, option, transfer, pledge or otherwise to convey any or all rights or interests had by Landlord/Seller in the property or in this Lease/Option agreement, nor to further encumber the property nor allow the same to occur. All third parties are hereby put on notice that any leases, assignments by the Landlord/Seller, liens, options, mortgages or any other conveyances or transfers occurring subsequent to the date of this Lease/Option are hereby declared by the Landlord/Seller to be null and void and of no force and effect. The Landlord/Seller further agrees to keep all mortgages, liens, taxes or other encumbrances on the property, current and in good standing. Tenant/Buyer shall have the right to make payments on same in the event that Landlord/Seller becomes non-current or other-wise defaults thereon and said payments will be deducted from any equity due seller or recovered from future rent due seller.

(10) **RIGHT OF ASSIGNMENT:** The Tenant/Buyer shall have the unqualified right to sublet the property, and/or to assign, sell, transfer, pledge or otherwise convey any or all rights or interests which the Tenant/Buyer may have in the property or in this Lease/Option Agreement. Any such assignment will release original Tenant/Buyer from liability and substitute assignee in his/her or its place.

(11) **MAINTENANCE AND REPAIRS:** The Tenant/Buyer accepts the property "as is" on the date of execution of this Lease/Option except for items listed in paragraph (13). The Tenant/Buyer shall henceforth be responsible for all maintenance and repair upon said property, both interior and exterior. The Tenant/Buyer shall have the right to make such repairs, maintenance, and improvements as Tenant/Buyer shall deem necessary proper or desirable. The Tenant/Buyer shall be solely liable for payment for said improvements and shall hold the Landlord/Seller nameless there from, except that any electric, plumbing, heating or cooling

system that is out of order or any repairs exceeding \$8,712 at the commencement of this lease or within 30 days thereafter will be repaired by the landlord/Seller at his/her expense.

If the landlord/Seller can not or will not make the repairs necessary the Tenant/Buyer will have the option of either voiding this agreement by written notice to the landlord/Seller or making such repairs and, a) receiving a reimbursement from the next monthly payment or payments due the Landlord/Seller or, b) receiving a credit against the purchase price plus interest at 10% per annum from date of payment.

(11a) **Rights to Sublease**

Whether I plan to live in the property or not, I have the right to sublease the property to another tenant.

(12) **BINDING AGREEMENTS:** The parties hereto agree that this Lease/Option comprises the entire agreement of the parties and that no other representation or agreements have been made or relied upon, and that this Lease/Option agreement shall inure to the benefit of arid shall be binding upon the parties, their heirs, executors, administrators, personal representatives, successors or assigns.

(13) **SPECIAL PROVISIONS:**

(A) The landlord/Seller will complete the following by 0/0/00 or this Lease/Option will become null and void and all monies disbursed by Tenant/Buyer will be immediately refunded by Landlord/Seller or, at Tenant/Buyers option, these items will be completed by Tenant/Buyer and the cost of same will be recovered as provided for in paragraph (11) in which case this lease will continue in force.

Other provisions N/A

(B) **A TITLE SEARCH** will be ordered immediately by the Tenant/Buyer: This cost will be borne by the Tenant/Buyer unless it is discovered that Landlord/Seller has unmarketable title in which case the Landlord/Seller will reimburse Tenant/Buyer the cost of the search. If the title is unmarketable the Tenant/Buyer will then have the option to void this agreement or proceed as agreed herewith.

(C) **A WOOD DESTROYING ORGANISM REPORT** will be ordered by the Tenant/Buyer within 90 days after execution of this agreement. If live wood destroying organisms or rotten wood or damage exceeding \$8,712 is found Landlord/Seller agrees to repair and have treated at his/her expense. If Landlord/Seller cannot or will not pay for the repairs and treatment, Tenant/Buyer may elect to do so or void this agreement and receive a rebate for cost incurred.

OPTION TO PURCHASE TERMS

(14) **PRICE AND TERMS:** The Tenant/Buyer agrees to pay for said property the sum of \$0.00 less any sums for which the Tenant/Buyer is entitled to claim reimbursement or offset in accordance with this agreement; the net sum to be paid in cash, certified check, or cashiers check at closing.

(15) **INCLUDED IN THE PURCHASE:** The property shall also include all land, together with all improvements thereon, all appurtenant rights, privileges, easements, buildings, fixtures, heating, electrical, plumbing and air conditioning fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and doors, affixed mirrors, wall to wall carpeting, stair carpeting, built in kitchen appliances, bath-room fixtures, radio and television aerials, landscaping and shrubbery, water softeners, garage door openers and operating devices, and all utility or storage buildings or sheds, range and refrigerator. The property shall also include the following items:

(16) **TITLE:** The Landlord/Seller shall convey marketable title to the property with the above described inclusions, by good and sufficient General Warranty Deed in fee simple absolute, on or before closing; said title to be free, clear, and unencumbered except existing mortgages restrictions and easements of record shown in paragraph (9). Title to be conveyed to the Tenant/Buyer and/or assigns.

(17) **CLOSING:** The deed shall be delivered and the purchase money shall be paid at the lending institution's, or other office, of Tenant/Buyer's choice, no later than sixty (60) days after notification to the Landlord/Seller of the Tenant/Buyer's exercise of the option.

(18) **COSTS AND PRORATIONS:** There shall be prorated between the landlord/Seller and the Tenant/Buyer, as of date of closing, the following items: (a) All real estate taxes and assessments; (b) Interest on encumbrances assumed or taken over by Tenant/Buyer with the Tenant/Buyer having responsibility for such items as follows:

Landlord/Seller will pay:

Tenant/Buyer will pay:

(19) **INSURANCE:** While this option shall remain executory and up until the time of closing, the Landlord/Seller shall maintain fire and extended coverage upon the property, and immediately convert the owner occupied (if applicable) policy to a non owner occupied policy. In the event of loss or destruction in whole or in part of said property, the Tenant/Buyer shall have the option to proceed with the closing and accept the insurance proceeds for said damage, or to declare this Lease/Option null and void, releasing both parties from any obligations hereunder, except for the return of reimbursable expenses previously paid by Tenant/Buyer which amounts shall become immediately due and payable from the insurance proceeds. Upon closing, the Tenant/Buyer shall be responsible for fire and extended coverage from that date forward.

(20) In the event this agreement is placed in the hands of an attorney for enforcement the prevailing party shall be entitled to recover court costs and attorney fees.

IN WITNESS WHEREOF: the parties hereto, have set their hands to this Lease/Option Agreement on this day

0/0/00

SIGNATURES:

Landlord/Seller: (Signature)

Landlord/Seller: (Print)

Landlord/Seller: (Signature)

Landlord/Seller: (Print)

WITNESS(ES):

WITNESS 1: (Signature)

WITNESS 1: (Print)

Tenant/Buyer: (Signature)

Tenant/Buyer: (Print)

Tenant/Buyer: (Signature)

Tenant/Buyer: (Print)

WITNESS(ES):

WITNESS 2: (Signature)

WITNESS 2: (Print)

[RETURN TO TOC](#)

Rendering Services on a Rent To Own Investment Property (Without-recourse)

Rent To Own Contract -

PROMISSORY NOTE

Date: 0/0/00

Enter Purchasing Amount In Words below:

For the value received, the undersigned promises to pay to the order of

Enter Lenders Complete Name Here: the sum of \$31,950.00 dollars, which of

Enter Purchasing Amount In Words below: at a rate of 0.00%

per annum for a number of 0 years with the IRA at \$0.00

Plus any lender fee's if any with a total amount due \$0.00 with monthly payments in the

amount of \$259.15 Payment will be paid on the 10th day of each month from the (31)

day of signing of the contract. In the End of the 0 th year of the 1st month the lender

Enter Lenders Complete Name Here:

will sign over the First party lien holder position to the intended purchaser.

Contract Ending Date: #VALUE!

Shall be released thirty days or before this contract terminates on:...

#VALUE!

With One Contingency

In-addition the undersigned promissory note holder has a contingency (right) to exit

the property during the 15 (th) year during #VALUE! leaving the

undersigned a remaining balance of \$46,647.00 which may refinance the property

at (+) - (-) 20% which comes to \$29,266.20 This refinancing amount would

pay off the primary investors entire indebtness terminating the contract. Providing the owner with

\$75,913.20 For Refurbishment or a complex make over, a new investment or reserves.

With No Other Contingency Fees.

Payable through:

Title & Escrow Complete Address Here:

Account Number:

0

Should this note, or any part of the indebtedness evidenced hereby, be collected by law or through an attorney-at-law, the Holder shall be entitled to collect attorney's fees in an amount equal to the reasonable cost of collection.

And each of the undersigned, whether principal, surety, guarantor, endorser, or other party, severally waives and renounces, each for himself and family, any and all homestead exemption rights either of us, or the family or either of us, may have under or by virtue of the laws of the State of Arizona, or any other State of the United States, as against this debt or any renewal or extension thereof, and further waives demand, protest, notice of demand, protest and non-payment, except as herein set forth.

Borrow / Print Name & Title

Signature of Lender

Subscribed and sworn before me this

Borrower Signature

Subscribed and sworn before me this ___ day of (mo.) ___, (yr.) ___

(Seal)

Notary Execution

VIEW INSTALLMENT NOTE

RETURN TO TOC

**Rendering Services on a Rent To Own Investment Property (Without-recourse)
Rent To Own Contract -**

INSTALLMENT NOTE

Enter Purchasing Amount In Words below:

Date: 0/0/00

City of: Enter Property - City State of: Enter Property - State Abbs. Here

FOR VALUED RECEIVED, the undersigned (Borrowed) Promises to pay to the order of

Enter Lenders Complete Name Here: \$31,950.00

the principle sum plus the interest from the date of this Note, until paid in full.

the balance payable through: Title & Escrow Complete Address Here:

or such other place as Enter Lenders Complete Name Here Note holder my designate, in consecutive monthly installments of \$259.15 dollars on the 10th day of each month from (31) days of signing of the contract. 0/0/00 Such monthly installments shall continue until entire indebtedness evidenced by this Note is fully paid, except that any remaining indebtedness if not sooner paid, shall be due and payable on #VALUE! terminating contract.

If any monthly installment under this Note is not paid when due and remains unpaid after a date specified by a notice to Borrower, the entire principal amount outstanding and accrued interest thereon shall at once become due and payable at the option of the Note holder.

The date specified shall not be less than thirty (30) days from the date such notice is mailed. The note holder may exercise this option to accelerate during any default by Borrower regardless of any prior forbearance if suit is brought to collect this Note, the Note holder shall be initiated to collect all reasonable costs and expenses of suit, including but not limited to reasonable attorney fees.

Borrow shall pay to the Note holder a late charge of ten percent (10%) of any monthly installment note received by the note holder within ten (10) days after the installment is due.

Borrow may repay the principle amount outstanding in whole or in part at any time and without penalty.

Presentment, notice of dishonor and protest are hereby waived by all makers sureties guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrow provided for in the Note shall be given by mailing such notice by certified mail addressed to Borrower or to such other address as Borrow may designate by notice to the Note holder. Any notices to the Note holder shall be given by mailing such notice by certified mail return receipt requested to the Note holder at the address stated in the first paragraph of this Note or at such other address as may have been designated by notice to Borrower.

The indebtedness evidenced by this Note is secured by a Deed of Trust or Mortgage dated 0/0/00 and reference is made to the Deed of Trust or Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

Borrow / Print Name & Title

Signature of Lender

Borrower Signature

Subscribed and sworn before me this _____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

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