

Buyer Profile Form

Buyer's Contact	
Buyer Name	
Company Name	
Company Address	
City / State / Zip	
Email Address	
Phone Number	
Fax Number	

Experience Information

How many years of investing?	First yr 1-3 yrs 3-5 yrs 5+ yrs
Preferred average asset value?	
Monthly / quarterly purchase amount?	
Current purchase quantity per month?	
What is your 12 month purchase goal?	Quantity Dollar Amount
Type of properties you buy?	Residential Commercial Both
What property condition do you buy?	No Rehab Cosmetic Rehab Major Rehab
What is your exit strategy?	Buy to Hold/Lease Buy to Resale
What is the typical holding period?	Under 45 days 45-90 days Under 1 yr 1 yr+
What is your funding method?	Cash Line of Credit Loan
What do your funds wire from?	Domestic USA International
Willing to provide available POF?	Yes No
Status of the Property	Pre-Foreclosure REO Rentals Commercial
Age of Property?	New Build Not New

Geographical Locations

What regions of the USA do you prefer?	All West Central South North East
What are your preferred (primary) states?	
States not preferred?	

Buyer's Signature: _____

Title: _____

Date: _____

Custom Purchase Order Form

Date: _____, 2007

Attn: _____(Leave blank)

Item 1 Buyer is requesting _____ (Leave blank) to draw from the inventory of its banking and hedge fund sources a portfolio which Buyer agrees to purchase. Buyer represents that it has read, understood, agreed to, complied with, signed, and faxed back the Mutual Non-Circumvention/Non-Disclosure Agreement and the Investor Profile Form.

Item 2 The price that buyer pays is all inclusive, with no additional services charges. Buyer is responsible for all closing costs. Fidelity will be the national title servicer except for 2 or 3 banks who have their own.

Therefore: Buyer hereby requests a custom portfolio with the following parameters and understands that banks will attempt to match with the requests listed below. Buyer will have a due diligence period to verify compliance with Purchase Order:

Type of Asset: All Single Family Residential REO Properties

Size of Portfolio: \$ _____
(\$5M minimum)

Geographic Location: _____
(Examples: DFW Area, Atlanta Area, Southern CA, North , East, Nationwide etc)

Requested Range Of Property Values: _____
(Examples: \$80K-\$150K, \$200K-\$500K, \$100K-\$800K, etc.)

Re-Hab Preference: _____
(Examples: Zero, Light, Medium, Heavy)

Amenity Requests: _____
(Examples: Min' 3 Bedroom, 2 Car Garage, Strip Malls, Warehouses, etc.)

Other Requests: _____
(No guarantee, but attempts will always be made to comply)

Requested By: (Buyer Name)

Signed: _____

Title: _____

Date: _____

Sample Letter of Intent

Must be on buyer's personal or Company Letter Head

It should include info from the profile, purchase order, exit strategy and future order intentions (Must be written in paragraph form)

Date:

SUBJECT: Letter of Intent

FROM: (name of buyer, company and address)

To Whom It May Concern:

Please accept this letter of intent to purchase.

The outline for the initial order is as follows:

Order Amount: (Example - \$200,000,000)

LTV: (Example – 55% or 60% or 65%)

Property Type: (Example – SFR, Notes, Commercial, etc.)

Price Ranges: (Example – 200k to 600k)

Preferred Geographical Location: (Example – Palm Springs, Phoenix, Las Vegas)

Cash or Financed: (Example - \$100 mil cash liquid within our company or hard money)

LOC/Funding Source: (Letter from Attorney, CPA, Bank included)

Exit Strategy: (Hold/Lease or Resale)

Future Intentions: (Single order/Periodic/Monthly)

Buyer Name

Address

Email

Phone Number