

(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

Step 1	Hover Over	GRM	10	
	Seller's Asking Price	Cap Rate	9%	
	\$110,000	MPCF -	\$794	
Step 2		Property Annual Gross Income		
	Rentable Amount	Monthly Payment		\$4,669.39
	\$950	\$389.12		
Step 3		EXP Complete	\$156	
	Adjust .. %%% - To Fit \$\$\$			
	1.20%	Property Yearly Taxes:	\$1,320	\$110
	0.50%	Home Owners Insurance:	\$550	\$46
	0.45%	Mortgage Insurance:	\$495	\$41
	0.0%	Appl Warranties / WL-Plans:	\$0	\$0
	0%	CLICK-TO-SELECT	\$0	\$0
	0.0%	CLICK-TO-SELECT	\$0	\$0
	0.0%	Escrow Account:	\$0	\$0

	Make-An-All-Cash Offer Here			
Step 4	Buying at %% On the \$\$\$			MPCF
	79%	\$86,900	\$23,100	\$794
	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%	\$5,000	
Lender Pts	Int / Rate	# of Years	Loan Options Are Available if Needed	
1	3.96%	30	MPCF - WL	\$405
Monthly Loan Payment: -		\$389		
Enter # Of Years For Your Exit Strategy Solution For Your Lender				
17	Balance of	\$60,702	Provides Owner(s) With	
Obtain %	75%	\$67,249	\$6,546.66	
Step 6	Cost Plus Fee		3%	\$2,607
This Right Side is for Filling in All The Contracts Only	Promote Property For	ARV	EST. Profit	
	\$89,507	\$135,382	\$40,140	
All Loans are on a Amortized Schedule with Exit Strategy After -a- # of Years at the End. Purchase the Full Version				

We Hope You Find This Software Very Useful

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 of only \$5.00 a month

This Left Side is to Evaluate The Property Financial Activities Only

This Right Side is for Filling in All The Contracts Only

Monthly Financial Obligation

Car Payment	\$0.00	Self Income	\$0.00
		Other Income	\$0.00
Phone Bill	\$0.00	Combined Income	\$0.00
Vehicle Gas	\$0.00	Spilt the Rent	\$475.00
Mortgage (or Rent)	\$0.00	Remaining Bal	\$0.00
Car Insurance	\$0.00		
Recurring Payments	\$0.00		
Total	\$0		
Self Monthly Remaining Balance			-\$475.00
Other Monthly Remaining Balance			-\$475.00

DEBT-TO-RATIO

	Annual Income	DTIR / Combined Income	#DIV/0!
Monthly Mortgage Payment	\$389	Yearly	\$4,669

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

(Single Family Residence) carries a 99.9% Accuracy

Enter Property Information -And- Comps Here

Missouri	46330221200000000	https://www.zillow.com/homedetails/6641-S-Benton-Ave-Kansas-City-MO-64
----------	-------------------	---

Click To Read Please	6641 S Benton Ave, Kansas City, MO 64132		Back Taxes
	Seller's Asking Price	\$86,900.00	\$0
MLN #	Average Selling Price	\$135,382.00	Cal / Mort \$0.00
2338935.00			

Enter Comps Here - Property Sold For- \$\$\$			
1st Comp - Complete Address Here			\$142,350.00
2nd Comp - Complete Address Here			\$127,800.00
3rd Comp - Complete Address Here			\$132,500.00
4th Comp - Complete Address Here			\$135,000.00
5th Comp - Complete Address Here			\$139,260.00
6th Comp - Complete Address Here			Sold Amt Here

3 Bdrms	# Of Units	5	
3.0 Ba	Total Accumulation	\$676,910.00	
1147 Sqft	ARV	\$135,382.00	\$135,382.00
1957 Year built			

Mortgage Bal 1	\$0
Mortgage Bal 2	\$0
Repairs	\$5 \$5,735
Sq Ft	1147

Fix & Flip		Compare	Landlord Buy & Hold	
0%	\$0.00	← →	0%	\$0.00
Repairs	\$5,735.00		Repairs	\$5,735.00
Calculated Mortgage	\$0.00		Calculated Mortgage	\$0.00
Tax Lien	\$0.00		Tax Lien	\$0.00
MAO	-\$3,128.00		MAO	-\$3,128.00

Bad		Really Bad			Awful		
\$2	\$5	\$10	\$15	\$20	\$25	\$30	

Needs a new kitchen, bath(s), paint, flooring, fixtures, minor plumbing, minor electrical, minor landscaping	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	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 new windows, siding, foundation issues, structural issues, major wood rot, re-wire, re-plumb, major landscaping
--	--	--

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

(Single Family Residence) carries a 99.9% Accuracy

Contact Information

Listing Provided by:
Caronna Stigger / Dream Team Realty
Group LLC
Ronald Stigger / Dream Team Realty

Pre-Foreclosure

Property ID #

0

PROPERTY TAX SUMMARY

Copy & Paste Tax Summary Here

From The County Assessor Office

Current Owner's Name & Mailing Address

Copy & Insert Current Owner's Name & Mailing Address Here

Property (Situs) Address

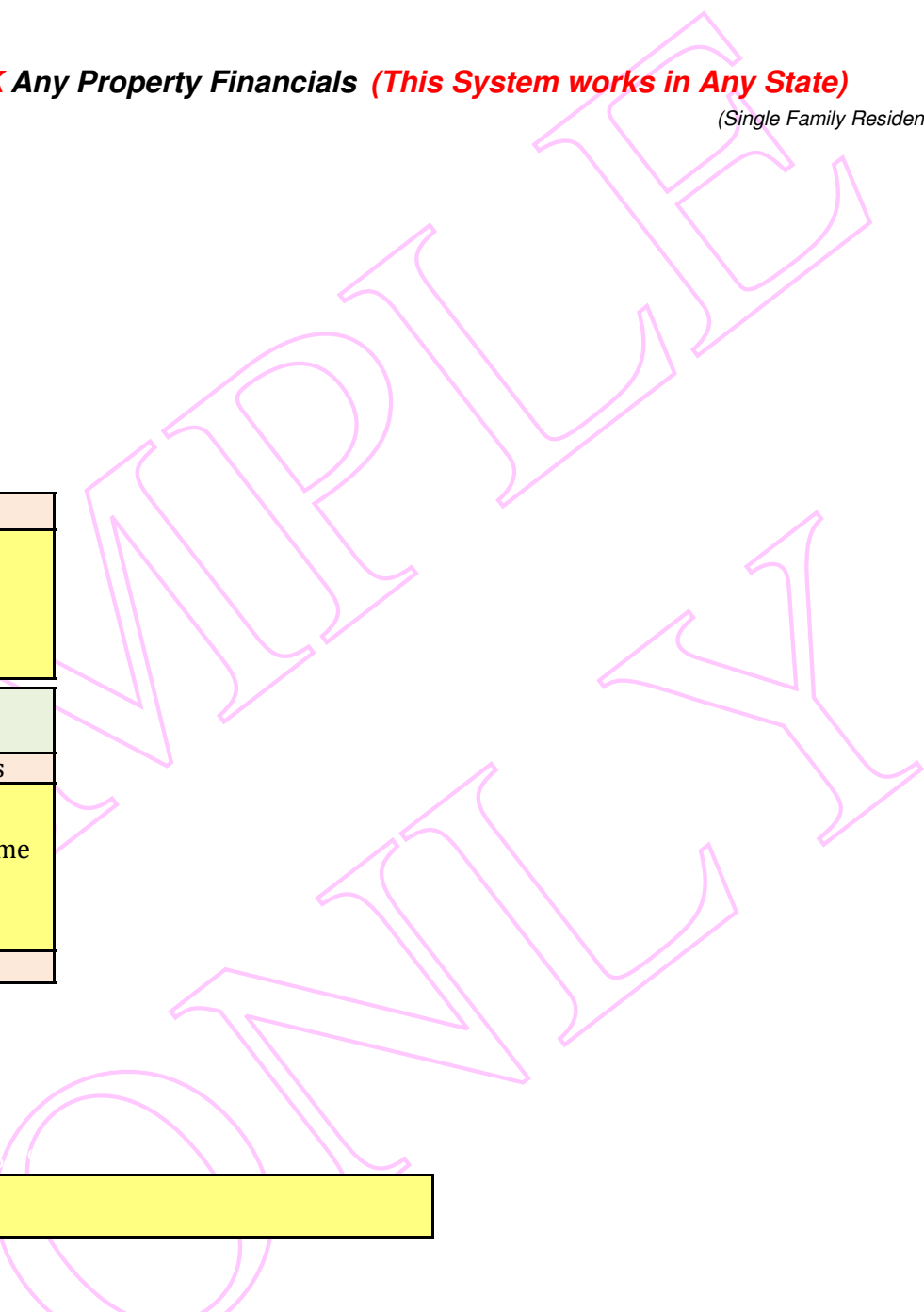
Copy & Insert Property (Situs) Address Here

Description to Property

Copy & Insert Property Description Here

View Photos On Zillow

https://www.zillow.com/homedetails/6641-S-Benton-Ave-Kansas-City-MO-64132/2409123_zpid/



Enter All Contacts & Information Page Here

Click The
Red Dot

SELLER'S INFORMATION BELOW

0910 Sellers Co Glendale Az 99891
Sellers Tina McDuff
0910 Sellers Co
Glendale
Az
99891
(613) - Sellers
Seller's - Email@tomco.com

PROPERTY INFORMATION BELOW

6641 S Benton Ave, Kansas City, MO 64132
6641 S Benton Ave
Kansas City
MO
64132
Jackson County
46330221200000000

BUYER'S INFORMATION BELOW

Buyers Complete Name Here
Buyers Complete Address Here
Buyers Phone Number Here
Buyers Email Address Here

Click The
Red Dot

1st LENDER'S INFORMATION BELOW

Lenders Complete Address Here
Lenders Complete Name Here
Lenders Complete Address Here
Lenders Phone Number Here
Lenders Email Address Here

2nd LENDER'S INFORMATION BELOW

Only If There Is A Loan For 90 Day's
Borrowed with (Interest) Only

Enter 2nd Lenders Name Here
Enter 2nd Lenders Complete Address
Enter 2nd Lenders Phone Number
2nd Lenders Email

Agent & Wholesaler within the -- CONTRACT IF ANY

Cost Plus Fee	\$2,607.00
----------------------	------------

Grand Wardrobe
5335 Agents Co Scottsdale Az 56341
Address 5335 Agents Co
City Scottsdale
State Az
Zip 56341
Phone # (888) 1 Agents
Email: Agents-Email@reuse.com

Request Banking Information

Bank Name:	Western Union/Meta Bank
Routing #	1896532
Account #	1000325698

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

(Single Family Residence) carries a 99.9% Accuracy

This Is the Desired Deposit Amount it's Adjustable - QC SFR Pg

Instructions for Submitting an Offer For Buyer's Only

To submit an offer, Please Place a Deposit into your desired Escrow account. Obtain verification of deposit in the amount of

Escrow Complete Address Here

Escrow Officer's Name

Escrow Officer's Name

Title & Escrow Company Name Here

Company Landmark

Company Address

City, State & Zip

Company Phone #

Company Fax #

Email to: [Title & Escrow Officer Email Here](#)

Please Fill In Yellow Shaded Area's as Indicated To Complete in it's entirety To Print for Submission

Enter Property Escrow Account # Here

Escrow Account # Here

Buyers Deposit Date Here:	1-Nov-21
---------------------------	----------

Buyers Deposit Amount Here In Words

Eight One Thousand Nine Hundred and No/100ths	\$81,900
---	----------

EMDA -Deposit Amount Here In Words

Three Thousand Five Hundred and No/100ths	\$0
---	-----

EMDA - Deposit Date Here:	0-Jan-00
---------------------------	----------

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

90 Day's Borrowed Amount Here In Words

Enter Dollar Amount Here In Words	\$0
-----------------------------------	-----

EMDA - Deposit Date Here:	0-Jan-00
---------------------------	----------

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

(Single Family Residence) carries a 99.9% Accuracy

(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	1.20%	Property Yearly Taxes:	\$110	Cap Rate	60%
\$110,000	0.50%	Home Owners Insurance:	\$46	GRM	2
Rents 4	0.45%	Mortgage Insurance:	\$41	MPCF Cash Flow	
\$950	0%	Appl Warrantys / WL-Plans:	\$0	\$5,496	
	0%	Exp Elec/Water/Gas	\$0		
	0%	Lot rent or lease paymt	\$0		
	0%	Escrow Account:	\$0		

You Must Make-An-All-Cash Offer Here

Buying at %% On the \$\$\$	79%	\$86,900	\$61,286	\$5,107
-------------------------------	-----	----------	----------	---------

Offer Property For	\$89,507
--------------------	----------

Increase Rent Here	\$4,669	Yearly	Monthly
	\$5,619	\$65,955	\$5,496

Your Loan Options ARE Here

Lender Pts	Int / Rate	# of Years
1	4%	30

	Yearly	Monthly
Cash Flow-With Lender	\$61,286	\$5,107

All Loans are on a Amortized Schedule with - an - Exit Strategy After a ### of Years You would like to exit the property. See Below

All Loans are on a Amortized Schedule with - an - Exit Strategy After a ### of Years You would like to exit the property. See Below

[RETURN TO - QC MFU ANALYSIS HERE](#)

For Buyer's Down payment Only	
Down Payment	Balance of
\$5,000.23	\$81,900

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

(Single Family Residence) carries a 99.9% Accuracy

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
\$81,899.77	\$3,217	\$4,669	\$389.12

# of Pymts	360	LENDERS PAYMENT PLAN	Over All Monthly Payment
			\$389.12

Monthly Payments	Yearly Payments	Accumulation over years	
\$389.12	\$4,669.4	\$140,082	Over all Gain
			\$85,117

Property Financial Analysis Out-Look

Utilizing Purchase Credits	Property / County Fees	Processing Fees	SFR-Purch - Price A/D
Rent Range	Property Yearly Taxes	\$1,043 1.20%	\$65,673.48
Mo Rents	Home Owners Insurance:	\$435 0.50%	Equity Gained
Sec-Depot's	Mortgage Insurance:	\$391 0.45%	\$20,493
last Mo Rent	Appl Warrantys / WL-Plans:	\$0 0%	
Tax Credit	Escrow Account	\$0 0%	0.0% 0
Pur Credits	Overall Closing Cost	\$1,868	0% \$0
	Exp Elec/Water/Gas	\$0 0%	#DIV/0! \$0
	Lot rent or lease paymt	\$0 0%	

GRM	1
-----	---

1
SFR

Arvage Rent Range	Rent Range Difference
\$1,043	\$4,577

MPCF With-Out PL
\$5,496

MPCF With-PL
\$5,107

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

(Single Family Residence) carries a 99.9% Accuracy

After All Productivity with Calculations			Operating Expenses		Complex Unit Complicity				
0	Yearly	Monthly			# of Units	Ea. Unit	Units Mtly		
G-P-Income	\$67,433	\$5,619.39	Prop-Tax	\$1,043	\$87	1	\$1,042.80	\$1,042.80	\$12,513.6
V & C Loss	\$67,433	\$5,619.39	Home-Insur	\$435	\$36	Increased Rent /GR Multi		\$5,619.39	\$67,432.7
100%	Units Occupied		App WL Plans	\$0	\$0			Capital Gain	
G-O-Income	\$0	\$0.00	Prop-Expen	\$0	\$0	Capitalization Rate – Cap Rate -----			
1.3	Gross Rent Multiplier		Prop-Maint	\$0	\$0	Cash Flow Before Taxes – CFBT -----			\$5,496
			Escrow Acc	\$0	\$0	Net Operating Income -----			\$65,955
			NOI Expenses	\$1,477	\$123	Depreciation Net -----			30%
				YPCF	MPCF	Cash Flow After Taxes – CFAT Monthly			\$7,669
				\$65,955	\$5,496	Cash Flow After Taxes – CFAT Yearly			\$92,026

Renting - Out The - Property

Yearly payments	Mo Mortgage Payments	Interest	Principle	Collect 1st & Last Mo Rent
4669.389095	\$389.12	\$270.27	\$118.85	\$11,239

ARV -- Rentable Rate At
\$5,619.39

Over-All Monthly Payment	
\$512.22	Exps: W-PL
\$123	Exps: WO-PL
\$5,107.17	MPCF: W-PL
\$5,496.28	MPCF: WO-PL

2. Expenses:

	Yearly	Monthly
--	--------	---------

Mortgage	\$4,669	\$389
Taxes	\$1,043	\$87
M/ Insure	\$435	\$36
Reserves	\$3,372	\$281

5%

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

(Single Family Residence) carries a 99.9% Accuracy

Increasing the Monthly Rent

		One Year Later	
		Increase	New Monthly
Bdrms	Occupied	\$0.00	
SFR	1	\$5,619.39	\$5,619.39

With Lender	Current MPCF	New MPCF	With-Out Lender	Current MPCF	New MPCF
	\$5,107	\$5,107		\$5,496	\$5,496

Loan Amortized 4

30 Yrs

With Lender	\$79,380
Capital Gain	-\$7,520

Exit In 17 Yr.

Invested Without Lender	\$1,121,241
Capital Gain	\$1,034,341

By 3% Per-Year

	Increased	Per-Year	Per-Month	Per-Day
It would be worth more than	\$89,507	\$158	\$13	\$1
				\$0.04

17 Years the property will be worth (+) Or (-) \$89,665

Exit Strategy Solution With Bank / or / P-lender

For the Primary Lender

1. -- Obtain a new first mortgage for \$67,249 or 75%

The loan amount would pay off the primary investor \$60,702

•• This provides the owners with \$6,547 For Refurbishment or a complex make over or reserves...

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

(Single Family Residence) carries a 99.9% Accuracy

Home Loan	\$67,249
-----------	----------

Exit Refinancing Solution With Bank

3%	Loan Amount	Total Loan	Yearly payments	Monthly Payments	# of Pymts
15	\$67,248.72	\$69,190.5	\$5,557.38	\$463.11	180

Curr Income	Curr MPCF
\$5,619.39	\$5,107

After Refinancing:	New MPCF
	\$5,033

Exiting During The 17 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	\$60,702.06	5%	\$0
					-\$60,702

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	\$89,507.00	5%	\$0
					-\$1,121,241

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

(Single Family Residence) carries a 99.9% Accuracy

SUMMARY REPORT

Yearly Monthly

Gross Potential Income – GPI	\$67,433	\$5,619
------------------------------	----------	---------

V & C Loss	\$67,433	\$5,619
------------	----------	---------

Gross Operating Income – GOI	\$67,433	\$5,619
------------------------------	----------	---------

	Beginning	End
Gross Rent Multiplier – GRM The LOWER GRM The Better	1.3	1.3

Net Operating Expenses - NOI	\$1,477	\$123
------------------------------	---------	-------

Positive Cash Flow	\$65,955	\$5,496
--------------------	----------	---------

Capitalization Rate – Cap Rate	76%
--------------------------------	-----

Cash Flow Before Taxes – CFBT	\$5,496
-------------------------------	---------

Cash Flow After Taxes – CFAT	\$92,026	\$7,669
------------------------------	----------	---------

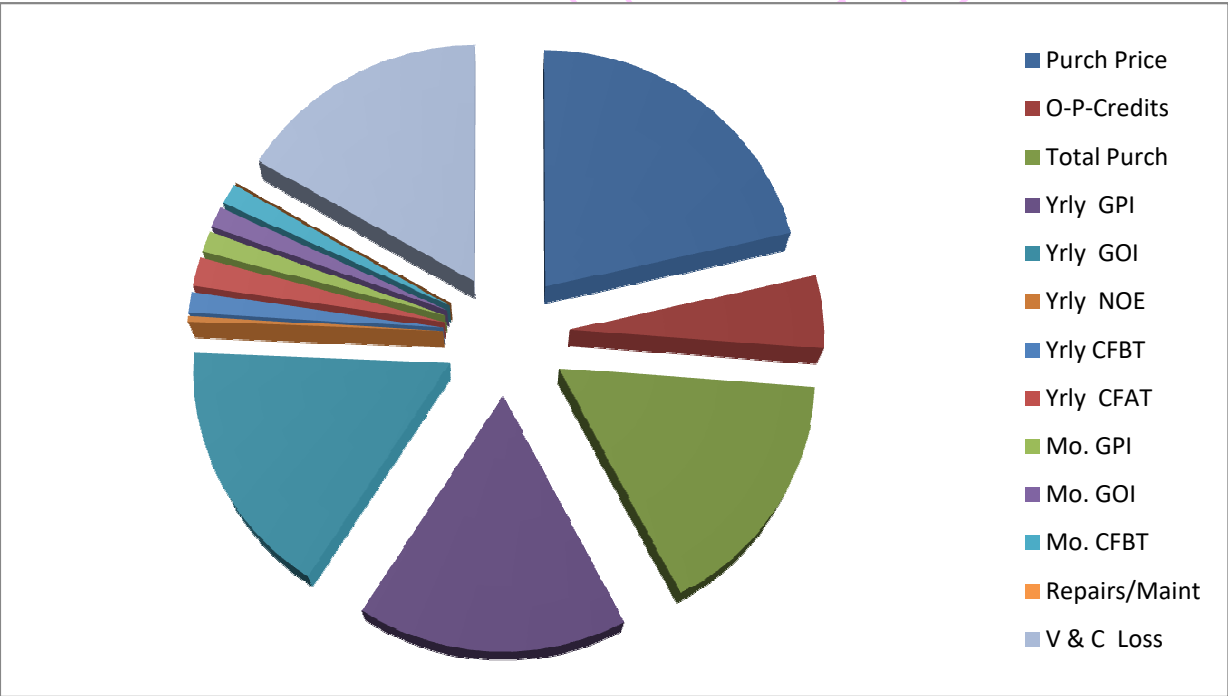
RATIOS			
GRM	1.3		
CAP	76%	LVR	79%
CCR	76%	DCR	2%

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

(Single Family Residence) carries a 99.9% Accuracy

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

Purch Price	\$86,900
O-P-Credits	\$19,358
Total Purch	\$65,673
Yrly GPI	\$67,433
Yrly GOI	\$67,433
Yrly NOE	\$1,477
Yrly CFBT	\$5,496
Yrly CFAT	\$7,669
Mo. GPI	\$5,619
Mo. GOI	\$5,619
Mo. CFBT	\$5,496
Repairs/Maint	\$0
V & C Loss	\$67,433
Cap Rate	76%
GRM	1



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

(Single Family Residence) carries a 99.9% Accuracy

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

Long Term Buy and Hold

Property Street Address:	6641 S Benton Ave, Kansas City, MO	<u>Presented By:</u>
Property City, State, Zip:	64132	Buyers Complete Name Here
# of Bedrooms	3	City, State
Bath	3	Buyers Phone Number Here
Sqft	1147	http://www.Open
Year Built:	1957	Buyers Email Address Here

PURCHASING AMOUNT		ROI	
Purchasing Amount	\$86,900	Monthly Receivables	\$5,496
Awaiting For Approved Offer	\$86,900	Yearly Receivables	\$65,955
Downpayment	\$5,000	6%	
Acquisition Fees	\$1,868	2%	
Total Purchase Amount	\$81,900	Total Equity Gained	\$20,493
Rate of Return Offered to Investor		76%	

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

Notes 0

PROJECTED FINANCIAL RESULTS FOR LENDER

Total Yearly Receivables	\$65,955
%%% Equity Gain Up Front	\$20,493
Cash -on-Cash Return (annualized)	25%

SUBMIT OFFER

Concerning the Property Located At
6641 S Benton Ave, Kansas City, MO 64132

3	3.0	1957	1147
Bdrms	Bath	Year Built	Sq Feet



Sellers Asking Price \$110,000

Average Selling Price \$135,382

**However we can Negotiate an all Cash Offer
Of \$86,900**

**An All Cash Offer With Escrow Account Deposit Attached
With a 30 Day Inspection Clause**

For said Property mentioned above

**If Offer Is Accepted
Please**

Contact:

Grand Wardrobe
5335 Agents Co Scottsdale Az 56341
(888) 1 Agents
Agents-Email@reuse.com

**Agreement to Assign Contract for Sale and Purchase
Earnest Money Deposit Acceptance Only**

Seller's Attached Addendum Exhibit A

DATE: 0-Jan-00

In Consideration of \$0 Dollars and no 100ths the receipt of which is hereby acknowledged by Sellers Tina McDuff Assignor, the Seller (Strike One) under a contract dated: 0-Jan-00

1. In addition I the Perspective (Proprietor) and or (private investors)("OR ASSIGNS") have recieved a deposit in the amount of \$0 in certified funds by wire transfer into Escrow Complete Address Here Escrow Account # Escrow Account # Here for said property for Consideration.

1a. Such Agreement to Assign Contract for Sale and Purchase shall be placed into an Escrow Acct. Which is Escrow Account # Here

2. Assignor Sellers Tina McDuff hereby assigns and transfers over all rights, to title in said contract listed below to The Perspective (Proprietor) and ("OR ASSIGNS"). With a (30) Thirty day Selling Clause to meet creditability with a closing date. Within (30) days preceding the inspection clause if all criteria has passed inspection.

3. Property Location

6641 S Benton Ave

Kansas City

MO

64132

Jackson County

Parcel # 46330221200000000

4. The selling price of this property is strictly predicated and contingent on the seller receiving a total of no more than \$86,900 for said property.

5. Should there be any additional liens, mortgages, and/or judgments existing on the property as of the time of settlement, it shall be the responsibility of the Seller to pay at their Leisure these amounts.....And not the Buyer.....

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 engaged in obtaining purchases through vending sources or other professional service. 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:

Date: _____

Date: _____

Seller/Assignor:
Sellers Tina McDuff

Grand Wardrobe
("OR ASSIGNS")

Investment Property For Sale With Plenty of Profit Involved

6641 S Benton Ave, Kansas City, MO 64132

3 3 1957 1147
Bdrms Bath Year Built Sq Feet



Asking Price **\$89,507**

Average Selling Price **\$135,382**

EST. Repairs **\$5,735**

EST. Profit **\$40,140**

**If Interested
Please**

Please Contact:

Grand Wardrobe

(888) 1 Agents

Agents-Email@reuse.com

Seeking A Investment Loan on a Investment Property

Located At

6641 S Benton Ave, Kansas City, MO 64132

3 3 1957 1147
Bdrms Bath Year Built Sq Feet



Asking Price \$86,900

I Am Seeking -A- long-term Buy And Hold Loan Of
\$81,900

Towards An Investment Property

mentioned above

**If Offer Is Accepted
Please**

Contact:

Grand Wardrobe
5335 Agents Co Scottsdale Az 56341
(888) 1 Agents
Agents-Email@reuse.com

Financial Institution
That Owns The Property

Listing Provided by:
Caronna Stigger / Dream Team Realty
Group LLC
Ronald Stigger / Dream Team Realty Group
LLC

Pre-Foreclosure

Property ID #

0

Description to Property

Copy & Insert Property Description Here

Current Owner's Name & Mailing Address

Copy & Insert Current Owner's
Name & Mailing Address Here

Property (Situs) Address

Copy & Insert Property (Situs) Address Here

Property Link Address Here

https://www.zillow.com/homedetails/6641-S-Benton-Ave-Kansas-City-MO-64132/2409123_zpid/

View Photos On Zillow

https://www.zillow.com/homedetails/6641-S-Benton-Ave-Kansas-City-MO-64132/2409123_zpid/

Missouri 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 1-Nov-21 by and between the following parties: Buyers Complete Name Here Buyers Complete Address Here (hereinafter referred to as the Tenant/Buyer); and Lenders Complete Name Here located at: Lenders Complete Address Here (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:

6641 S Benton Ave, Kansas City, MO 64132 as more fully described as follows:

(2) **TERM:** The term of this Lease/Option shall be for a period of 360 months commencing on 1-Nov-21 and ending on 25-Oct-51 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 25-Oct-51

In-addition the undersigned promissory note holder has a contingency (right) to exit the property during the 17 (th) year during 28-Oct-38

(3) **RENT:** Tenant/Buyer agrees to pay to the Landlord/Seller, the sum of \$ \$389.12 per month, with the first payment beginning 20-Dec-21 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 \$389.12 100% 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 Landlord/Seller shall pay for and maintain fire and extended coverage insurance on said property in the minimum amount of \$550.00 The Tenant/Buyer shall be named as an additional insured or loss-payee on the insurance policy and copy of which shall be provided to Tenant/Buyer.

(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 Lenders Complete Name Here in the approximate amount of \$140,082
(B) Current taxes for Nov-21 in the amount of \$110 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 \$5,735 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 1-Nov-21 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 \$5,735 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 \$140,081.67 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
1-Nov-21

SIGNATURES:

Landlord/Seller: (Signature)

Landlord/Seller: (Print)

Tenant/Buyer: (Signature)

Tenant/Buyer: (Print)

Landlord/Seller: (Signature)

Landlord/Seller: (Print)

Tenant/Buyer: (Signature)

Tenant/Buyer: (Print)

WITNESS(ES):

WITNESS 1: (Signature)

WITNESS 1: (Print)

WITNESS(ES):

WITNESS 2: (Signature)

WITNESS 2: (Print)

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

Date: 1-Nov-21

Eight One Thousand Nine Hundred and No/100ths

For the value received, the undersigned promises to pay to the order of Lenders Complete Name Here the sum of \$81,899.77 dollars, which of Eight One Thousand Nine Hundred and No/100ths at a rate of 3.96% per annum for a number of 30 years with the Interest amount at \$3,217.06 Plus any lender fee's if any with a total amount due \$4,669.39 with monthly payments in the amount of \$389.12 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 30 th year of the 1st month the lender Lenders Complete Name Here

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

Contract Ending Date: 25-Oct-2051

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

25-Nov-2051

*****With One Contingency*****

In-addition the undersigned promissory note holder has a contingency (right) to exit the property during the 17 (th) year during 28-Oct-38 leaving the undersigned a remaining balance of \$60,702.06 which may refinance the property at (+) - (-) 75% which comes to \$67,248.72 This refinancing amount would pay off the primary investors entire indebtness terminating the contract. Providing the owner with \$6,546.66 For Refurbishment or a complex make over, a new investment or reserves.

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

Payable through: Escrow Complete Address Here
Account Number: Escrow Account # Here

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)

[Seal Box]

Notary Execution

[Notary Signature Line]

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

INSTALLMENT NOTE

Eight One Thousand Nine Hundred and No/100ths

Date: 1-Nov-21

City of: Kansas City

State of: MO

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

Lenders Complete Name Here \$81,899.77

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

the balance payable through: Escrow Complete Address Here

or such other place as Lenders Complete Name Here Note holder my designate, in consecutive monthly installments of \$389.12 dollars on the 10th day of each month from (31) days of signing of the contract. 1-Nov-21 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 25-Oct-51 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 1-Nov-21 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

Upload Company
LOGO Here -OR-
Your Photo

Buyers Complete Name Here
Buyers Complete Address Here
Buyers Phone Number Here

Proof of Funds

Showing
Monday, November 1, 2021
Concerning the property location

Escrow Account Information
Escrow Officer's Name
Escrow Officer's Name

Property Location

6641 S Benton Ave
Kansas City
MO
64132
Parcel #
46330221200000000

Title & Escrow Company Name Here
Company Landmark
Company Address
City, State & Zip
Company Phone #
Company Fax #
Email to: [Title & Escrow Officer Email Here](#)

Escrow Account #

To Whom It May Concern:

Escrow Account # Here

This is to inform you that I The Perspective (Proprietor) and or (private investors) has reviewed the information provided, and is pleased to notify you that on behalf of Buyers Complete Name Here unencumbered liquid funds are available to close on the above referenced property for the purchase price of \$89,507.00 as of the date of this letter.

Should you have any questions, please feel free to contact us.

Yours truly,

Buyers Complete Name Here
Funding Department
Buyers Email Address Here
Buyers Phone Number He

Upload Company LOGO
Here -OR- Your Photo

Buyers Complete Name Here

0-Jan-00

**REQUESTING PERMISSION
TO ENTER PRIVATE PROPERTY**

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

Property Description:

6641 S Benton Ave, Kansas City, MO 64132
Parcel # 46330221200000000

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:

Buyers Complete Name Here
Person making request

Date:

AGREEMENT TO SELL REAL ESTATE

DATE: 0-Jan-00

This is to certify that Sellers Tina McDuff ("OR ASSIGNS")
have an executed.!!

Purchase and Sale Agreement to Sell the property located below at

6641 S Benton Ave, Kansas City, MO 64132

Parcel # 46330221200000000

That lot, piece, or parcel of land situated in Jackson County

,State of MO And I hereby assign said agreement to

Buyer's Name: Buyers Complete Name Here

Buyer's Complete Address

Buyers Complete Address Here

For a total amount of \$86,900

I have recieved a deposit towards the purchase price of \$5,000 within

Escrow Complete Address Here

leaving a remaining balance of \$81,899.77 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 be assignable. Buyer may 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. In case the property is destroyed, wholly or partially, by fire or other casualty prior to closing, Buyer or Seller shall have option for ten (10) days thereafter of proceeding to remedy the situation or terminating agreement.

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:

Escrow Complete Address Here

Property Escrow Account # Escrow Account # Here

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.

Date:

Sellers Tina McDuff

Seller

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: Sellers Tina McDuff

Seller's Phone Number: (613) - Sellers

Seller's Email:

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

("OR ASSIGNS") _____

Phone Number: (---) _____

Email: _____

Seller's Attached Addendum Exhibit B

An Agreement was made by and between the Seller: Sellers Tina McDuff
whose address is 0910 Sellers Co Glendale Az 99891 and the
buyer, Buyers Complete Name Here whose address is
Buyers Complete Address Here

on the 1-Nov-21 (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:

6641 S Benton Ave, Kansas City, MO 64132

Jackson County

Parcel # 46330221200000000

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: | <u>\$86,900.00</u> |
| 1a. A Deposit towards the purchase price above of | <u>\$5,000.23</u> |
| 2. To Pay off Loan Originator of Estimated Mortgage Balance of:..... | <u>\$0.00</u> |
| 2a. To Pay off Loan Originator of Estimated Mortgage Balance of:.... | <u>\$0.00</u> |
| Maricopa County Tax Lien Dept | <u>\$0.00</u> |
| 4. Leaving the Seller a remaining take home balance in the amount of...4: | <u>\$81,899.77</u> |

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.

Dated: 01-Nov-21

Seller Signature:

Sellers Tina McDuff

AGREEMENT TO BUY REAL ESTATE

DATE: 1-Nov-21

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

6641 S Benton Ave, Kansas City, MO 64132

Parcel # 46330221200000000

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

Sellers Tina McDuff hereby assign said agreement to:

Buyer's Name: Buyers Complete Name Here

Buyer's Complete Address

Buyers Complete Address Here

For a total amount of \$89,507.00

I have submitted a non-refundable deposit of \$5,000 with

Escrow Complete Address Here

Escrow Account # Escrow Account # Here

leaving a remaining balance of \$84,506.77 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 ASSIGNS")

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, Buyer or Seller shall have option for ten (10) days thereafter of proceeding to remedy the situation or terminating agreement.

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:

Escrow Complete Address Here

Escrow Account # Escrow Account # Here

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:
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: Buyers Complete Name Here

Buyer Contact Phone Number: Buyers Phone Number Here

Buyer Email: Buyers Email Address Here

("OR ASSIGNS")

Assignor Name _____
Phone Number: _____
Email: _____

Buyer's Attached Addendum Exhibit A

An Agreement was made by and between the Seller: Sellers Tina McDuff
 whose address is 0910 Sellers Co Glendale Az 99891 and the buyer,

Buyers Complete Name Here whose address is

Buyers Complete Address Here

on the 1-Nov-21 (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:

6641 S Benton Ave, Kansas City, MO 64132

Jackson County

Parcel # 46330221200000000

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: ----- \$86,900.00

1. Buyer's Purchases the Real Property Stated above for the Amount of.....1: \$89,507.00

1a. A Deposit towards the purchase price above of1a: \$5,000.23

1b. To Pay Enter 2nd Lenders Name Here

90 Day's with (Interest) Only.....1b: \$0.00

2. To Pay Grand Wardrobe a Cost Plus Fee of:.....2: \$2,607

3. *Leaving the Buyer with -a-Estimated Take home balance around-----*3: \$0.00

4. Cost plus fee is payable through Direct Deposit -Or- in a cashier's check mailed out first class:

Bank Name: Western Union/Meta Bank

Routing #: -- 1896532 Account #: -- 1000325698

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.

Dated: 01-Nov-21

 (Buyer) Purchaser: Signature

Buyers Complete Name Here

Within Ninthly (90) days Return

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

PROMISSORY NOTE

Date: 0-Jan-00

Enter Dollar Amount Here In Words

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

Enter 2nd Lenders Name Here the sum of \$0.00 dollars, which of \$0.00

Enter Dollar Amount Here In Words dollars will be at a interest rate of only

0% which comes to \$0.00 for a total of \$0.00 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

Escrow Complete Address Here Account Number: Escrow Account # Here

Contract Reminder Date: 31-Jan-1900

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

31-Mar-1900

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

Payable through: Escrow Complete Address Here

Account Number: Escrow Account # Here

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.

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 / Print Name & Title

Signature of Lender

Borrower Signature

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

(Seal)

Notary Execution

INSTALLMENT PROMISSORY NOTE

Enter Dollar Amount Here In Words

0-Jan-00

City of: Kansas City

State of: MO

Date: 0-Jan-00

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

Enter 2nd Lenders Name Here

Enter 2nd Lenders Complete Address:

Of \$0.00

The balance payable through: Escrow Complete Address Here

Account Number: Escrow Account # Here 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:

Escrow Complete Address Here

Account Number: Escrow Account # Here

Reminder Date: 31-Jan-00

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 31-Mar-00 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-Jan-00 and reference is made to the Deed of Trust or Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

[Redacted Signature of Lender]

Signature of Lender

[Redacted Borrower(s) Name]

Borrower(s) Name

[Redacted Address of Borrower]

Address of Borrower

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

(Seal)

Notary Execution

[Redacted Notary Seal]

[Redacted Notary Signature]

