

Hey _____!

I'd like to pay you **CASH** for your property. **You interested?**

Greetings! This past week, I was doing some research in the public records and noticed that you were listed as the owner of a property that I'm interested in.

I am the manager of a real estate investment company and we are currently looking to purchase several properties in your area. Your property seemed to meet the general investment criteria we look for in each new acquisition, so we wanted to reach out with a **cash offer** to purchase your property.

Our company has been purchasing real estate for the past few years and we specialize in the acquisition of properties just like yours. We have worked with many property owners who were happy to receive cash instead of the burden of their unwanted property.

If you would like to receive cash in exchange for your property, **please see the enclosed Purchase Agreement, which details the terms of our cash offer.**

In return for selling your property at a discount, we can make the closing process extremely easy for you. As part of our offer, we will do the following:

- Pay for 100% of your closing costs, title expenses and escrow fees.
- Help you avoid any realtor fees and unnecessary selling costs.
- Cover any outstanding property taxes (if any).
- Commit to a very fast closing timeline.

There will be no hidden costs for you in this transaction. The amount listed in the enclosed Purchase Agreement is the amount you will receive in the form of a cashier's check.

We realize the financial needs of everyone are different. Please disregard this offer if you have no interest; however please understand that **we are offering to pay you cash and close as soon as possible.** Unlike most buyers in this market, we are able to make the sale process very easy for the sellers we choose to work with.

If you would like to sell now, please sign the enclosed Purchase Agreement and return it to our office via fax, mail or email (all our contact information is listed at the top of this page). Once we receive it, we will contact you again to initiate the closing process and ensure you receive your payment as quickly as possible.

Please note that this offer must be accepted in writing by 11:59pm EST on 02/02/2018

This is a one-time offer which will *permanently expire* if not accepted within this timeframe.

Sincerely,
Jaren Barnes
317-483-0382

CONTRACT FOR THE SALE & PURCHASE OF REAL ESTATE

PARTIES: _____ Their heir(s), successors, administrators and assigns, as seller whose address is: **† Santa Claus IN 47579** and **Barnes LLC** and /or assigns, their heirs, successors, administrators and assigns, as Buyer, whose mailing address is **484 E Carmel Dr. #160, Carmel IN 46032.**

WITNESSETH: That Seller, in consideration of the payments, covenants, agreements and conditions herein contained which on the part of the Buyer are to be made, done and performed, has this day sold, upon the conditions hereinafter recited, to the Buyer the real property legally described as:

SUBJECT PROPERTY: **† Santa Claus IN 47579**

LEGAL DESCRIPTION: ___ LOT: SEC DIST: CITY:CLAY TOWNSHIP/

SALE PRICE: \$375.00 ___ **PAYABLE:** CASH

EXPENSES: Buyer pays all closing costs and Title Insurance.

RISK OF LOSS: Canceling the contract and accepting the return of the deposit.

TAXES: The buyer will assume all taxes due May 2018.

NO JUDGMENTS: Seller warrants that there are no judgments threatening the equity in subject property, and that there is no bankruptcy pending or contemplated by any titleholder. Seller will not further encumber the property and an affidavit may be recorded at Buyer's expense putting the public on notice that the closing of this contract will extinguish liens and encumbrances hereafter recorded.

POSSESSION: Possession of the property in full.

INSPECTIONS: This contract is contingent upon the Buyer's final walk through of the subject property, and if the subject property is not found suitable to the buyer, the buyer may terminate the contract without forfeiting his earnest money deposit.

ACCEPTANCE: This instrument will become a binding contract when accepted by the Seller and signed by both Buyer and Seller. If it is not accepted and signed by the Seller prior to **02/02/2018**, this contract shall be void.

CLOSING: Closing will take place within 14 days of the assignment of this contract subject to a 90 day period in which the buyer/seller shall be permitted to clear any title problems.

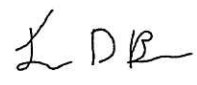
TIME IS OF THE ESSENCE with this agreement. Each contingency contained herein shall be satisfied according to its terms by the closing date or this contract extends to provide time for satisfaction of said contingencies. Each party shall diligently pursue the completion of this transaction. Each warranty herein made survives the closing of this transaction.

PROHIBITION: This agreement establishes a prohibition against transfer, conveyance or encumbrance to _____ the _____ property.

License: Buyer does hold a real estate brokerage license.

Seller Signature

Date


Buyer Signature Member, Barnes LLC

___01/14/2018___
Date