This document was not put together by a lawyer, please consult a lawyer to discuss further

PARTNERSHIP AGREEMENT

Between ___________________,

And

____

DATE: ___________

Manager: ___________________, further referred to as "Manager"

Investor(s): ___________________, further referred to as "Investor(s)"

This is a contract for the partnership in the purchase and sale of real estate ("Property", schedule A) located in the county of _______ **State**________ The undersigned Manager and Investor agree to the following terms:

1. PROPERTY DESCRIPTION:

- Parcel Numbers: ____________________

- Purchase Price: $__________+ up to 2,000 in closing costs

2. PRICE: Investor will contribute 100% of the property's purchase price plus closing costs, POA dues and back taxes if any. Manager will pay for 100% of all other expenses associated with selling the property including but not limited to marketing/advertising expenses. Manager will contribute the necessary expenses and efforts in finding an approved buyer for the property and completing the sale.

3. NAME ON TITLE: Investor shall be solely recorded and listed as the owner of the property. The name on the title will read EXACTLY as written above.

4. DIVISION OF PROFITS: Property will be sold for cash unless otherwise agreed in writing. Investor will receive 100% of their original investment, including associated closing and any other costs for the said property in addition to 50% of all NET profits. Profits are the difference between the amount of the purchase (including closing costs and taxes) and sales agreement when buying and selling the property. Specifically excluded are either party's fixed costs associated or unassociated with the purchase or sale of this property (i.e. marketing.)

5. DISBURSEMENT: Funds will be dispersed accordingly within 7 business days of receiving payment from the buyer of the sold property. In the event the property is sold via escrow/title, funds will be disbursed from escrow according to industry standard.

6. TIME PERIOD: Manager will use all marketing venues at his disposal to sell the property as quickly as possible. Manager may adjust the sales price of the property to ensure a quick sale with investors written permission. If the said property has not sold within 6 months of the settlement date for the purchase of this property, this agreement shall become null and void.   After this 6 month time period the investor will have sole interest in this property.

7. PROPERTY TAXES AND HOA/POA FEES: In the event that the said property taxes and/or HOA/POA fees become due this expense will be subject to the Investor. These expenses, if any, will be documented as “Other Expenses”, allowing the Investor to recoup his/her invested capital upon the sale of the property. Funds are to be transferred to the Manger within a two-week time period.

8. SELLER DEFAULT: If the seller of the property should decide not to sell prior to purchasing, all funds will be returned to the appropriate parties with a 0% interest rate within 7 business days of notification from the seller.

9. DEADLINE FOR ACCEPTANCE: This agreement is submitted to the Investor as an offer to invest in property under the terms listed above. This agreement will only be valid if Investor signs this agreement and returns to Investor WITHIN 72 HOURS OF RECEIVING THIS AGREEMENT. If Investor does not receive the executed agreement by the assigned date and time, this offer will automatically expire.

10. RISK: Real Estate investing carries an inherent risk with the potential for loss of part or all capital invested and other risks not specifically listed herein. Investors are independently responsible to research and analyze each investment prior to signing this agreement. In signing this contract, you affirm that: 1) You understand the inherent risks of real estate investing; 2) You agree to assume all responsibility for those risks.

11. Owner Financing: Intentionally left blank.

12. Marketing Consent: Manager agrees that any and all communication, correspondence, due diligence, content and material related to this transaction or between Investor and Manager in general is immediately the property of Investor and can be used on the internet or any other venue for its own benefit and the benefit of its related entities without Manager’s consent and indefinitely regardless of the outcome of the transaction.

13. Sale of Property

Property shall be sold for cash unless otherwise approved by Investor. Closing shall be conducted by a closing agent. Any accepted offer must be approved by the investor

SIGNATURE(S) or SIGNATURE PAGE TO FOLLOW

Signatures below state that you agree to all of the terms listed above

County, St: ____________________

Parcel Numbers: ____________________

Manager: ________________________

___________________________________*(Sign)*_______

Investor: ________________________,

____

________________________,

Schedule A

Property

State:	
County:	
APN:	
Acres:	