

**Introducing the
Flex Option to Purchase/Rent Real Estate Agreement
With Promissory Note Included
and my Prospective Buyer's List**

Dear Homeowner:

This is a simple, option agreement that many folks popularly refer to as the "Flex Option". Basically the main difference between this and an ordinary option is that it removes all risk for the seller/Optionor by giving them an easy "out" at any time before the option is exercised.

With this flex option I can drum up a buyer with no risk to you. If you find a Buyer, Renter, or Lessee before I do, you can terminate our agreement by providing me written notification by certified mail or more conveniently, you may call me personally at 912-308-3934. It's that simple.

At the same time, it provides for compensation when I find a Buyer, Renter, Lessee, Lessee with Option to Buy, or a Buyer who is 'owner financed' or buys the property 'subject to' who enters into written agreement with you for the property. It's a fair agreement that is very flexible, hence the name "Flex Option".

A PROMISSORY NOTE FOR VALUE RECEIVED is included within the Flex Option to make it a legally binding agreement while at the same time providing the utmost convenience at getting your property sold.

With your agreement to this flex option, I will actively pursue the task of finding a Buyer, Renter, or Lessee for your property.

It is very important to offer me your very best price and terms so that we may quickly find a Buyer, Renter, or Lessee for your property.

If you have more than one property please use the addendum with which to list the additional properties and their prices thereon.

Return your original signed Flex Option as soon as possible to me at the following address and I will return a copy back to you with my signature asap:

Gene Robinson
22 W. Bryan St., # 353
Savannah, Georgia 31401
912-308-3934
familytycoon@gmail.com

P.S. If you would also like to be on my **Buyer's List** give me a call and let me know what kind of properties you are looking for.

Sincerely,

Gene Robinson

Flex Option to Purchase/Rent Real Estate Agreement With Promissory Note Included

Agreement Date: _____

This Option Agreement is made between the following parties:

_____, hereinafter referred to as "Optionor" and
Gene Robinson, of 22 W. Bryan St., # 353, Savannah, GA 31401, hereinafter referred to as "Optionee".

Real Property: The Optionor agrees to grant to the Optionee an option to purchase the property, land and improvements known as: _____
for the price of \$ _____.

Period: 12 calendar months, beginning on the Agreement date.

Terms and Conditions:

1. Optionor understands that Optionee intends to find an End-Buyer (i.e. new buyer) and assign this Option Agreement to End-Buyer for a fee (to be paid by End-Buyer).
2. Optionor understands that Optionee is acting as a principle in the transaction and is not working as a real estate broker representing anyone other than himself in this transaction.
3. Upon Optionee exercising of this option, both parties agree to move forward with the purchase and sales agreement.
4. Optionor may cancel this agreement at any time at any time prior to exercise should he find his own Optionee or tenant or decide not to sell. This cancellation must be done in writing.
5. Optionor grants Optionee access to the above property for showing to prospective buyers, contractors, or appraisers.
6. Optionor grants does not grant Optionee the right to put signage in the yard advertising the property for sale.
7. If Optionee does not acquire an End-Buyer within 12 calendar months of acceptance of this Option Agreement, this agreement becomes null and void.
8. All parties agree that property is being sold in present "as is" condition.
9. Optionor agrees to compensate the Optionee \$ _____
if instead the Optionee acquires a Renter, Lessee, or Lessee with Option to Buy, or a Buyer who is 'owner financed' or buys the property 'subject to' who enters into written agreement with Optionor.
10. Optionor must ensure that proper insurance is maintained on the property.
11. Optionor grants this option for the consideration of: **PROMISSORY NOTE FOR VALUE RECEIVED, the** Optionee promises to pay to the Optionor the sum of one hundred dollars within 3 days after closing.
12. Time is of the essence in this agreement.
13. Any future changes or termination letters to this Flex Option must either be sent to Optionee by certified mail or simply sent by mail and followed up by making contact to the other party by phone.

Additional Terms:

Check this box: If additional properties are included in this agreement and listed on an attached addendum.

Optionee: Gene Robinson, of 22 W. Bryan St., # 353, Savannah, GA 31401 **Date:** _____

Signed: _____ **912-308-3934, familytycoon@gmail.com**

Optionor: _____ **Date:** _____

Signed: _____ **Phone/Email/Fax:** _____

Addendum of Additional Properties included in the Flex Option dated_____.

The Optionor also agrees to grant to the Optionee an option to purchase the following additional real property, land and improvements known as:

1. _____

for the price of \$_____.

2. _____

for the price of \$_____.

3. _____

for the price of \$_____.

4. _____

for the price of \$_____.

5. _____

for the price of \$_____.

6. _____

for the price of \$_____.

7. _____

for the price of \$_____.

8. _____

for the price of \$_____.

Optionee: Gene Robinson, of 22 W. Bryan St., # 353, Savannah, GA 31401 Date: _____

Signed: _____ 912-308-3934, familytycoon@gmail.com

Optionor: _____ Date: _____

Signed: _____ Phone/Email/Fax: _____