



OUR OFFER



## Who is “Our Team Buys Houses”?

Our Team Buys Houses is a group of local Kansas City Real Estate Investors. We have been investing in real estate since 2001. We have been blessed with a network of great “private” lenders, and partners. We are fix and flippers, and landlords. We are looking forward to being featured on FOX 4 later this year, as they will be debuting a property we are currently renovating. We are glad to be here with you today, and want to assure you that we mean business, only if it is beneficial for both you and our team. We know selling a home can be simple, yet difficult. Our goal is to be a ‘comprehensive’ buyer for you – not just offering one solution – but flexible enough to truly meet your home selling need.

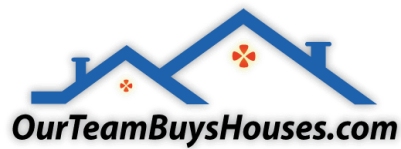
We are prepared to make an offer on your property.

Thank You,

Our Team Buys Houses Team Leader



Justin Chamness



## Why Our Offer is Superior

A Typical Property Sale in Kansas City Ends in These Results:

Your Asking Price:	\$ _____
Realistic Offers (minus 5% of Asking Price):	\$\$ _____
Less Real Estate Commission (minus 6% of Asking Price):	\$\$\$ _____
Lender and Title Closing Costs: Kansas City Area Average:	\$\$\$\$ _____ (KC AVERAGE) <u>\$3,700.00</u>
Buyer Concessions/Repairs Costs:	\$\$\$\$\$ _____
Days On Market in Kansas City Market Average 90 Days: (Insurance, Taxes, Payments, Holding Time Costs):	\$\$\$\$\$\$ _____ (KC Average \$1400)

WHAT the SELLER NORMALLY Gets When It's All Done:

\$ \_\_\_\_\_

**OUR OFFER:**

\$ \_\_\_\_\_  
**CASH TO YOU**



## LETTER OF INTENT TO PURCHASE PROPERTY

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MOTU, LLC  
2001 Grand BLVD  
Suite 200  
Kansas City, MO 64108  
816-875-6961 Ourteambuyshouses@gmail.com

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Hello;

Thanks so much for chatting with us recently about your property. It was nice meeting you.

As we discussed, I'm sending you this *Letter of Intent* to summarize our cash offer to purchase your property. We've learned that you just never know when life's circumstances may change, and you should always know all your options. So we want to make sure you have our offer in hand.

Based on our initial research and conversation with you:

- We're interested in buying your property for \$\_\_\_\_\_ .
- We will buy **as-is**. So if repairs or fixing up is needed, it's no problem. We can handle making any/all repairs when you sell to us, so that you won't be inconvenienced in the least.
- **Close within 30 days** – or faster if needed. Whatever works for you really.
- We will pay you **all cash** and cover **all closing costs**. So no fees, costs, or commissions to you whatsoever.
- Our only contingency with all this is (i) clear title, and (ii) final inspection by us before closing.

Here's the bottom line:

We are local Kansas City residents, and we love investing in our home town. We've been buying and selling houses since 2001, and have a long track record of very happy people who we've helped move on from their house quickly and easily.

If this scenario ever makes sense to you, please reach out again any time and we will schedule an appointment to view the property and move forward from there.

My best,

Office: 816-875-6961 Justin Chamness, ourteambuyshouses@gmail.com **Ps...** You may want to save this with your house papers, and if you'd ever like to discuss things again, we're only a phone call away.



Purchase and/or Sales  
Real Estate Contract applicable in the State of \_\_\_\_\_

**THIS AGREEMENT** is made this \_\_\_\_\_ **(date)** by and between

\_\_\_\_\_, hereafter called Seller(s), and

\_\_\_\_\_ and/or assigns, hereafter called Buyer.

**I. DESCRIPTION OF THE PREMISES.** Seller(s) agrees to sell to Buyer the property located at:

\_\_\_\_\_

Description Written as Follows: **See legal Description in preliminary title report**

Description is including any fixtures, window and floor coverings, built-in appliances, draperies including hardware, shades, blinds, window and door screens, awnings, outdoor plants, trees, and other permanently attached items now on premises.

**II. PURCHASE PRICE:**

The Seller agrees to convey property to Buyer for the sum of: \$ \_\_\_\_\_

III. with earnest money in the amount of: \$ \_\_\_\_\_

IV. No later than: 10 business days from date of this agreement, being: \_\_\_\_\_ **(date)**

V. Inspection Period expires 10 days from date of this agreement. During Inspection Period, Earnest Money Deposit is Refundable if buyer's contractor or certified inspector's inspection is unsatisfactory.

VI. **TERMS.** The following terms are applicable to this contract:

- 1) Closings costs, attorney fees, title fees and other miscellaneous costs are to be paid in the following fashion: **Buyer to pay buyer's customary closing costs, and Seller to pay seller's customary closing cost minus any liens on said property.**
- 2) Any taxes owed will be appropriately prorated between parties at closing.
- 3) Closing to be set as soon as possible for all parties, but no later than: \_\_\_\_\_ **(Date)** without written addendum to this agreement.
- 4) Property sold **"as is"** with no warranties implied or stated from seller. Buyer will have 10 days from the date of this agreement to inspect the property.
- 5) Earnest money to be held in escrow by buyer's preferred closing/title office named below:
- 6) **Jeff Greenstein MO License #0394664 KS License #9312345 Superior Title & Escrow of Kansas City, LLC MO License #8029938 - KS License #264824015-000 4550 W. 109<sup>th</sup> Street, #150 Overland Park, Kansas 66211 Phone: 913-948-7780 x104 Fax: 913-948-7785 [www.superiortitlekc.com](http://www.superiortitlekc.com)**
- 7) Earnest money non-refundable to buyer after inspection period, the title is non-conveyable, or seller not available to close within time period of this contract.
- 8) This contract is contingent upon clear title and final inspection of the property by buyer or buyer's agent before closing.
- 9) The Below signatures by all parties represent Legal consideration for this agreement and is mutual by both seller and buyer.
- 10) Seller to provide buyer with permission to access property solely for purposes such as evaluation of repairs needed, appraisal of said property for securing financing, and professional advisement on resell of property. If property is vacant, Seller shall provide Buyer with a key to access property specifically for the reasons above.

**11)** Any furniture, fixtures, attachments, and debris located in and around property not removed within day of closing become ownership of buyer.

**12)** ADDITIONAL TERMS:

BUYER:           

SELLER:           

SELLER:



# Rising Above, LLC

May 1, 2018

RE: PROOF OF FUNDS for MOTU, LLC

To Whom It May Concern:

This Letter and Bank Statement is provided to show that Our Team Buys Houses (MOTU, LLC) has a working agreement to offer on real property with Rising Above, LLC, a private investment company specializing in Real Estate.

We are looking to offer on multiple properties in different cities across the nation. Attached is a statement showing the total of our various accounts verifying we have cash to close on real property that meets our criteria and we have first right of refusal to fund said real property.

I trust the documentation provided is sufficient but if you need to contact me directly please email me at [inquiry.risingabove@gmail.com](mailto:inquiry.risingabove@gmail.com).

Verified Amount of Funds: \$917,034.23

Sincerely,

Aaron Hovivian  
**Relations Manager**  
Rising Above, LLC  
800-910-0941 Direct Line

Encl. Bank Statement

\*The Gramm-Leach-Bliley (GLB) Act, a federal law, requires that financial institutions take steps to ensure the security and confidentiality of all bank account information. Therefore, our bank(s) will not be able to verify the funds in our accounts if contacted directly. Please pose all verification inquiries to our Relations Manager listed above.



JPMorgan Chase Bank, N.A.

p O Box 659754

San Antonio, TX 78265-9754

@025960 DRE 703 141 03218 NNNNNNNNNNT1 000000000 64 0000

RISING ABOVE LLC

11700 W CHARLESTON BLVD STE 174

LAS VEGAS NV 89135-1573

March 31, 2018 through April 30, 2018

Account Number:

## CUSTOMER SERVICE INFORMATION

Web Site: Chase.com

Service Center: 1-800-242-7338

Deaf and Hard of Hearing: 1-800-242-7383

Para Espanol: 1-888-622-4273 International

Calls: 1-713-262-1679

## We eliminated a fee for sending certain online international wires and updated our Deposit Account Agreement

The following changes were made April 12, 2018:

- There is no Chase fee When you use chase.com or the Chase Mobile app to send a Wire transfer from a checking account to a bank outside of the U.S. in a foreign currency when the transfer amount is the equivalent of USD \$5,000 or more.
- We published an updated version Of our Deposit Account Agreement, You can get the latest agreement at a branch or by request when you call us. Here's what you should know:
- We didn't change how we calculate your Available Balance but we clarified how it's defined. (Definitions)
- We added language to explain that when you place a stop payment using chase.com it will automatically renew annually. The option to have it expire after one year is not available on chase.com. (General Account Terms, Section B, Stop Payments)
- We added language to explain our duty to act in good faith and with reasonable care. (General Account Terms, Section I, Rules Governing your Account)
- We added language to explain how we would notify you if we ever transferred your account to a different business unit within JPMorgan Chase Bank. (General Account Terms, Section I, Changes to the Agreement)

Please call us at the number on this statement if you have any questions,

## CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	
Beginning Balance		\$917,093.23
Electronic Withdrawals	1	-59.00
Ending Balance	1	\$917 034 23

