

Dear Prospective Seller:

Welcome to our Stay In - Defaulted Property Purchase Offering. We have helped many others in similar or even worse situations than yours. We offer a solution to facing the pain and hassle of dealing with the foreclosure process. By selling us your property through a direct assignment, we take over the property "subject to" the underlying mortgages.

The responsibility and ownership of your property becomes ours directly and we guarantee to stop the current foreclosure and engage the banks to find a different solution. With aggressive tactics by our staff, we will take the banks focus off of you and force the banks to deal with us directly. If your property qualifies, and is accepted by us, (as buyer), we will stop/postpone the current foreclosure process by the bank or lender, and take over the property.

Once we have purchased the underlying Mortgage Note, we will give a promissory note to the homeowner. In the inception of this process the homeowner is subject to "Fee Service Payments" which are typically one half of their existing mortgage. There will be a lease agreement given to protect the homeowner.

How Does this Work?

- 1.** First, let's see if your property qualifies. Go to page 3 to make sure that your property meets our basic criteria. If you have any questions about the property, call and speak with an Acquisition Specialist. If your property qualifies, complete the "Pre-Screen" on pages 4 – 6 and fax it to (877) 509-6961. Within 24 hours, an Acquisition Specialist will review your paperwork, property and complete a telephone interview with you.
- 2.** If you pass our "Pre-Screen Process", your Acquisition Specialist will give you the "green light" to sign and complete the legal documents located on pages 8-15, which you will need to express mail to our Acquisition Department for further processing.
- 3.** Once the package arrives, you will be contacted by our Acquisition Department and have a short telephone interview. We will then send your file to our Legal Department for further screening (such as obtaining Title information, Verification of your loan status with the current lender, etc.). Within a few days you will be notified whether you have "final acceptance", (or decline), of your property.
- 4. Stay In Your Property!** - If accepted, we initiate a "Fee Service Payment". The Fee Service Payments will typically be one half of the current mortgage obligation on the property. The lease will have provisions that protect the homeowner until our process is finished. You will receive final closing documents within 2 weeks after that, which will constitute final closing of our purchase transaction with you. Yes it only takes 10 days or less to close between Homeowner to MVP. Even after this process is initiated the client has 30 days to withdraw. .

**** We reserve the right to decline purchase of any property for any reason. We reserve the right to "REVERSE" our approval if we find out after possession that certain relevant material facts have been withheld, or found to be inaccurate, particularly regarding property condition. ****

How Do We Do It?

Each file is analyzed carefully, and a customized plan is put into place. Based on the Legal Status of the loan at the time of your Sale to us, we may, at our discretion, implement one, or more, of several possible strategies with the bank, in order to forestall the foreclosure process, stop the banks collection activities, and purchase the note on our own behalf.

EXAMPLES: Here are a few examples of what actions we might take.

- Contact the lender to obtain a “negotiator” to stop any foreclosure proceedings.
- Request the lender to remove sellers’ phone number from their Collections department.
- Send a ‘Cease and Desist’ Letter to the Lender to stop collection activity.
- Offer to purchase the property directly from the bank.
- Contact lender to stop any current foreclosure proceedings that may be pending.
- Legally challenge the lenders standing to be able to foreclose on the property.
- Challenge the lender to produce the original note for the existing mortgage(s).
- Negotiate directly with the banks Legal Department to purchase the note at a discount.
- Any other unnamed legal or strategic actions which we may from time to time implement.

F.A.Q

What's the Catch?

There is no "catch". Our motivation is profit. We take full Equitable Ownership. Our Goal is to purchase your underlying NOTE at a discount for the purpose of making a profit for our company. When we "Mortgage" the property back to you the previous homeowner we earn our profits at that time.

Does this Cost me anything?

You are selling your home to our company. So, we actually send you a \$10 check at closing to meet the "valuable consideration" clause of the contract. Once we have Full Equitable Ownership, you will be paying monthly "Fee Service Payments". The Fee Service Payments are covering all the cost pertaining to the process.

Read more F.A.Q.'s at our website www.stayinorwalkaway.com

Property Acceptance Requirements

We currently acquire properties in Nationwide. However, we review properties in Detroit on a case-by-case basis.

We acquire properties that rent for at least \$1,000 per month, and are in good condition with absolutely NO deferred maintenance.

We acquire single family homes, 2-4 unit properties, condominiums. We will look at other types of properties on a case-by-case basis.

As a rule, we do NOT accept the following type of properties:

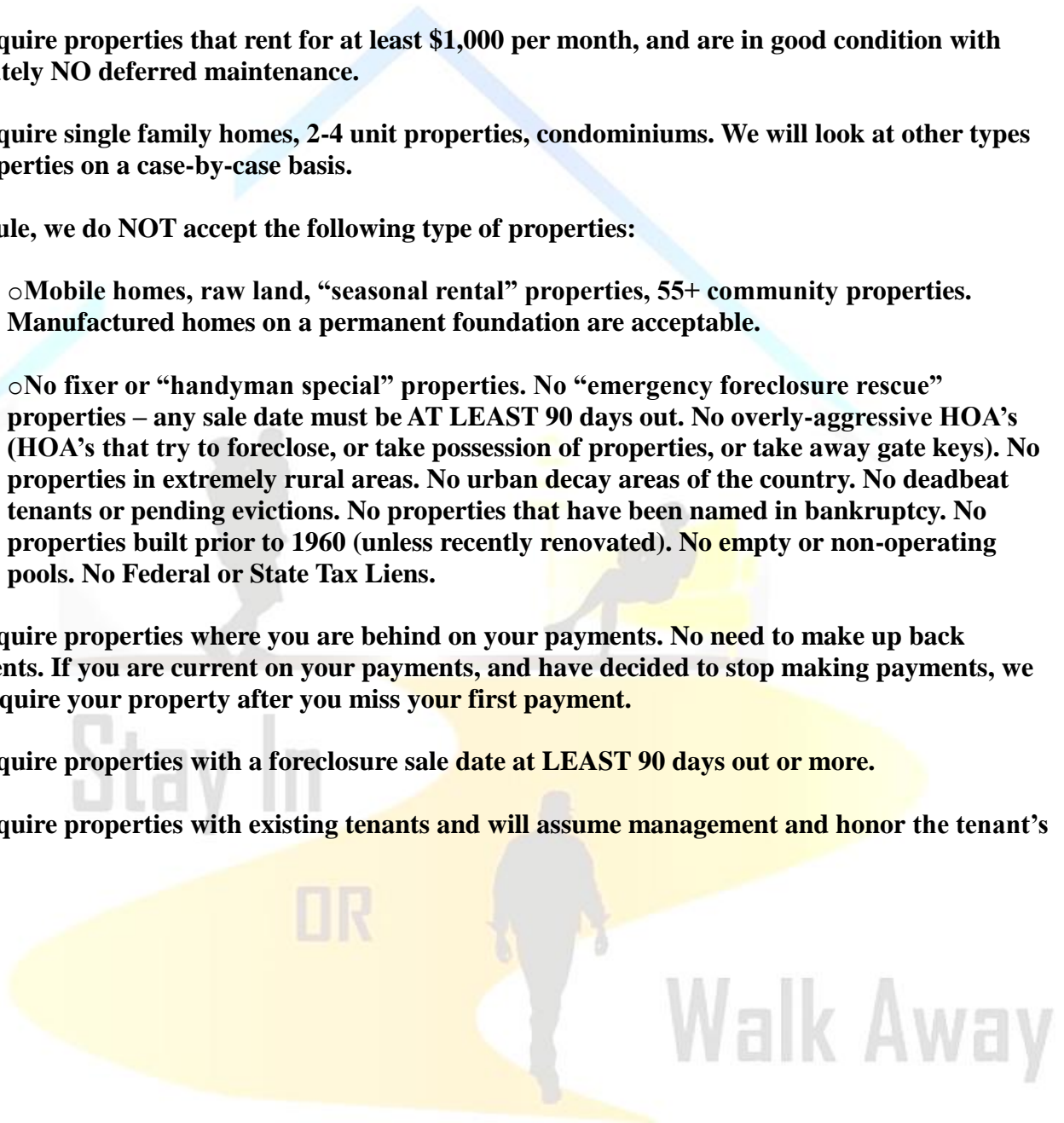
- **Mobile homes, raw land, “seasonal rental” properties, 55+ community properties. Manufactured homes on a permanent foundation are acceptable.**

- **No fixer or “handyman special” properties. No “emergency foreclosure rescue” properties – any sale date must be AT LEAST 90 days out. No overly-aggressive HOA’s (HOA’s that try to foreclose, or take possession of properties, or take away gate keys). No properties in extremely rural areas. No urban decay areas of the country. No deadbeat tenants or pending evictions. No properties that have been named in bankruptcy. No properties built prior to 1960 (unless recently renovated). No empty or non-operating pools. No Federal or State Tax Liens.**

We acquire properties where you are behind on your payments. No need to make up back payments. If you are current on your payments, and have decided to stop making payments, we can acquire your property after you miss your first payment.

We acquire properties with a foreclosure sale date at LEAST 90 days out or more.

We acquire properties with existing tenants and will assume management and honor the tenant’s lease.



SELLER INFORMATION

Please take a moment to fill out this form. It contains critical information that we will need in order to get access to the lender and complete our acquisition process. Please be as accurate as possible. Thank you.

LOAN INFORMATION

Borrowers

First Name _____ Middle Name _____ Last Name _____

Email Address _____

Co-Borrower's

First Name _____ Middle Name _____ Last Name _____

Email Address _____

Home Phone _____ Cell/Other Phone _____

Primary Contact Person? Borrower _____ Co-Borrower _____ (Please Check One)

1st Mortgage Bank Name _____ Loan # _____

Appx. Outstanding Balance _____ Monthly Payment _____

2nd Mortgage Bank Name _____ Loan # _____

Appx. Outstanding Balance _____ Monthly Payment _____

SUBJECT PROPERTY ADDRESS

Street Address _____

City _____ State _____ Zip _____

YOUR MAILING ADDRESS

Street Address _____

City _____ State _____ Zip _____

NOTE: We will need the information below to send Cease and Desist letters to the bank(s) and to verify your loan status with lender/bank. You can provide this now or when you complete the acquisition phone interview.

Borrower's Social Security _____ - _____ - _____ D.O.B. ____/____/____

Co-Borrower's Social Security _____ - _____ - _____ D.O.B. ____/____/____

ALL INFORMATION IS KEPT STRICTLY CONFIDENTIAL.

PROPERTY PRE-SCREEN QUESTIONNAIRE

DETAILS

Who referred you to us? _____

Agent phone: _____ Agent Email: _____

Have you spoken with anyone else at our company before? **YES / NO** Whom? _____

How many Bedrooms? _____ Baths? _____ Appx. Sq.? _____ Year Built? _____

Is the Property a Home? _____ Condominium? _____ Is it in a gated community? **YES / NO**

If gated community, name? _____ Are there elevators? **YES / NO**

If gated community, do they use electronic keys for access to gates or amenities? **YES / NO**

If HOA, what does it pay for? _____ HOA fees?

_____ Do you owe the HOA a balance? **YES / NO** How much? _____

OCCUPANCY

Is it Vacant? **YES / NO** Occupied? **YES / NO** Occupied by whom? _____ If Vacant, how long? _____ If owner living there, do you have moving plans? **YES / NO** If Tenant, how long has Tenant been there? _____ Are they on a lease? **YES / NO** Expiration Date? _____ What is the monthly rental rate? _____ Historical problems with Tenant? **YES / NO**

Any other Tenant Information _____

CONDITION

What repairs are needed to the property?

Of these items, which ones would exceed \$250 in repair costs? _____

Have you done any renovations to the property? **YES / NO** What type? _____

Please rate the following on a scale of **1 to 10. (1= Poor to 10= Excellent)**

Roof Condition? _____ Exterior Condition? _____ Interior Cleanliness? _____ Curb Appeal? _____

Condition of the Flooring? _____ Condition of Interior Paint? _____ Exterior Paint? _____

Landscape Condition? _____ Interior Cosmetic Condition? _____ A/C Functioning? _____

Furnace Functioning? _____ Water Heater functioning? _____ Stove Functioning? _____

Dishwasher Functioning? _____ Microwave Functioning? _____ Garbage Disposal? _____

Refrigerator Functioning? _____ Washer Dryer? _____ Lawn and Garden? _____

ADDITIONAL PROPERTY CONDITION DISCLOSURES

Is there a washer and dryer? **YES / NO** If no, are there hookups? **YES / NO**

Are the hookups Gas or Electric? _____ Is there a stove? **YES / NO** **GAS / ELECTRIC**

Is there a dishwasher? **YES / NO** Microwave? **YES / NO** Refrigerator? **YES / NO**

What are the names of the utility companies?

Water/Sewer Company _____ Currently **ON / OFF**

Gas Company _____ Currently **ON / OFF**

Electric Company _____ Currently **ON / OFF**

Are there any Past due balances on Water/Sewer? **YES / NO** If yes, how much? _____

MORTGAGE INFORMATION

How many loans are on the property? One _____ Two _____ Three _____ Four _____

Is the property currently listed with a Realtor? **YES / NO** Realtor Name _____

Does your Realtor know about the transaction? **YES / NO** Willing to cancel listing? **YES / NO**

When was the last time you spoke with your lender? _____ Purpose? _____

What was the last month that you made a payment? Month/Year? _____ Amount _____

Have you been late on your mortgage payments before you stopped paying? **YES / NO**

Have you attempted a short sale? **YES / NO** Have you attempted a loan modification? **YES / NO**

Please explain in detail _____

Have you sent the bank any documentation regarding your hardship? **YES / NO**

If yes, when? _____ If yes, what type of documents did you send? _____

Have you received a notice of default or other certified document from the lender regarding a Foreclosure Sale Date? **YES / NO** If yes, when is the Sale Date? _____

*****STOP HERE*****

FAX PAGES 4-6 TO (973) 843-1340

**YOU WILL RECEIVE A CALL FROM AN ACQUISITION SPECIALIST
WITHIN (48 to 72) HOURS.**

What to Expect Once Your Package Arrives

1. You will receive a phone call and an e-mail from our Intake Department. During that call, he/she will make an appointment, as soon as possible, for a telephone interview with our Acquisition Department.
2. Our Acquisition Department will speak with you and review and confirm the details of the file to make sure all of the information is accurate and that you understand the transaction that you are entering into. This person will make a follow-up appointment with you for a few business days later, to review our final Acceptance or Denial of the property.

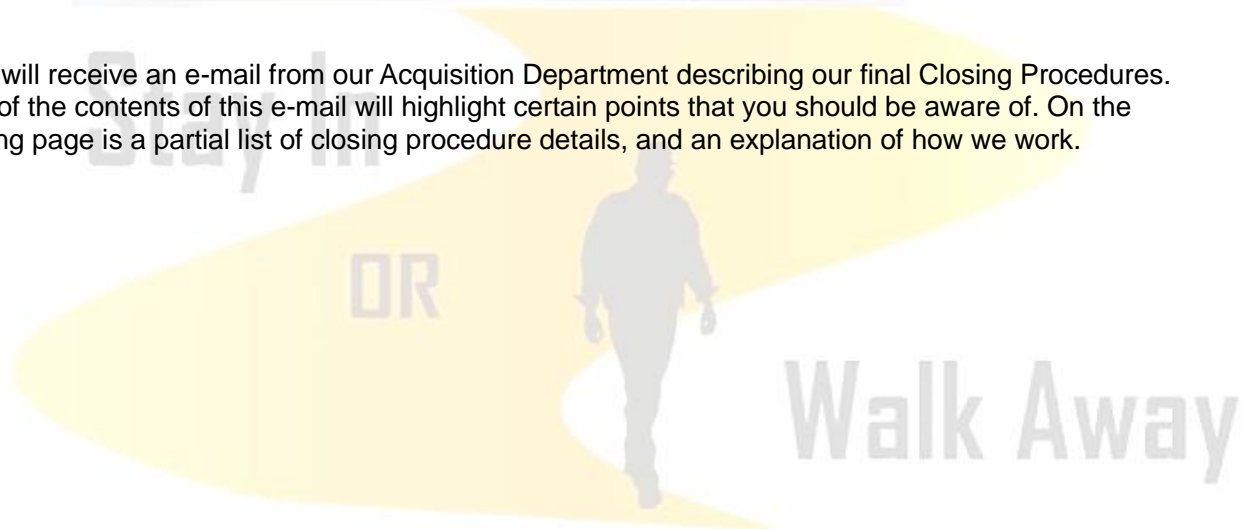
During this 3-6 day waiting period, we will be verifying information, arranging for inspection (if needed), verifying title information, verifying ownership information, and a series of other proprietary research.

3. On your second call, our Acquisition Department may ask to verify further information. At that time, they will inform you of final Acceptance or Denial of your property for purchase.

4. If your property is accepted, we will complete the paperwork and you should receive your final closing documents in two weeks or less. This is a package that will contain all of the countersigned documents necessary to complete this "arm's-length" transaction, as well as your \$10 check for consideration. At this point we become the Legal Equitable Owners of the property and we take over from there.

5. Fee Service Payment backed with a Lease: A lease agreement has to be executed and signed as the transfer of ownership is happening. It is important that the Fee Service Payments are made ON TIME.

6. You will receive an e-mail from our Acquisition Department describing our final Closing Procedures. Some of the contents of this e-mail will highlight certain points that you should be aware of. On the following page is a partial list of closing procedure details, and an explanation of how we work.



Things to Know

Cease and Desist

A Cease and Desist order, in Accordance with the Fair Debt Collection Practices Act with new contact information will be sent to your lender in the next 5 business days. This should stop your phone from ringing from the collection department of the banks. It also serves to change the mailing address so that we will be receiving the collection mailings instead of you. Sometimes, the banks will send you a verification notice asking if it is okay to change the address, and add our name to the account. If requested, please return the paperwork to the bank approving us to be authorized. As far as getting your phone to stop ringing, we ask our sellers to please be patient as the cease and desist orders usually take between 2-3 weeks to take effect with the lender. If after 4 weeks you are still receiving calls from the lender please contact us with the details and phone numbers or mailing addresses of the calling party.

Contact with the Lender

We ask that you do not contact the lender once our acquisition is complete as, in some cases sellers can inadvertently damage the acquisition process by giving information to the lender that is not approved by our Legal Department. The banks keep detailed conversation notes and a wrong statement could ruin our process.

Completion Time Frame and Getting Updates

Please be patient. On average, most Note acquisitions are completed within 6-12 months. Some loans are more challenging to acquire and we have seen the process take up to 24 months. Due to our volume, it is humanly impossible to give each seller a monthly update on the files via the phone. Besides that, it would be difficult for the average person to understand our techniques, and the manpower required to offer monthly updates would be insurmountable. Our clients can view their process via the internet. They can log in and check to see the basic status of your property. Important Note: This process is not available until after the client goes through their 30 days of being able to rescind our agreement. A client always email us to get updates at customerservice@stayinorwalkaway.com, and we will update you as time allows.

What We Do Not Pay

It is important that you understand that the property must remain in delinquency status in order for us to have leverage over the bank. As a matter of disclosure, you should have already been explained that we do not pay the following during the Note acquisition process: Monthly Mortgage, Principal and Interest, Property Taxes, Insurance, HOA dues.

Foreclosure

At some point in the time frame the acquisition may overlap with Foreclosure Proceedings. If you receive documentation regarding foreclosure it does not mean we aren't doing our job. This is the lenders normal process which they conduct to preserve their legal timeline in the case that our negotiations break down for some reason. You can be assured we have a very sophisticated Information Tracking System which allows our staff to monitor all communications with the bank, as well as routinely check on foreclosure proceedings and sale dates. If you receive a foreclosure notice, please stay calm and

fax it to (973) 843-1340. As a matter of practice, we routinely stop/postpone/cancel these foreclosure sale dates, as part of our legal defense strategy.

