

## MARYTEX CAPITAL ADVISORS, LLC

17400 Dallas Parkway, Suite 100

Dallas, Texas 75287

### Letter of Understanding Instructions

We appreciate your interest in working with **MARYTEX CAPITAL ADVISORS** in securing access to **SFR REO** from our sources of **SELLERS**.

Unlike most banks and other institutions, our sources do not put out **TAPES or LIST** of assets for sale. This is because of the ongoing problem of misrepresentation by people offering **TAPES** that they do not have control over and thus creating a lot of wasted time by Qualified Buyers. Also Tapes put out by some Banks and other institutions there is a bidding process to buy the assets. Under our **SELLER's** process, **TAPES** are put together exclusive for the **BUYER** after they have been approved.

The Following is an outline of the Protocol and Process required.

### PROTOCOL AND PROCESS

#### MANDATED BY SELLER

1. Buyer must complete/return FME Questionnaire along with POF. This will go to **SELLER** after being reviewed and processed by **MARYTEX**. Seller will review, check out Buyer and determine whether or not to proceed based on buyer info and business plan.
2. Once Buyer is approved, Seller will issue a **Letter of Interest** in their format requesting more detail, including Tax ID #, Home address and Date of Birth of purchaser. You must disclose principal purchaser and may not assign its rights to any other party. The principal purchaser is responsible for paying **MARYTEX CAPITAL ADVISORS** Finders Fees.
3. After letter of interest is complete, Seller will issue List of properties specifically prepared for the approved Buyer. After the Buyer Review, then negotiation of the terms will proceed with the objective of entering into a **non-binding Letter of Intent** with a 10% deposit made directly to the Seller. The deposit will be held in a non-interest bearing account by seller's closing company. The Letter of Intent will also include POF. The Letter of Intent will outline the essential terms of the transaction, including price, closing costs and timing.
4. **When the buyer signs "THIS" letter of intent to purchase, the deposit becomes non-refundable.** After a letter of intent is executed and satisfactory due diligence is

completed by signed by the Buyer , a binding final contract will be negotiated in the Seller' s format.

It is understood by the BUYER that MARYTEX ADVISORS, LLC does not mandate this process All information disclosed on the forms will be held as extremely confidential and only shared with the related SELLER.

It is also acknowledged that two of our sources are Government related groups, and that all due diligence of the Buyer will be done by SELLER groups and not MARYTEX CAPITAL ADVISORS (MARYTEX does preliminary work before submitting to SELLER). MARYTEX is acting as a facilitator for these agencies in working with potential buyers, preparing documentation, and helping in negotiations of the process and final resolution of completing the transaction.

It is agreed to by both parties that they understand the process and are agreeable for MARYTEX CAPITAL ADVISORS to represent them with its Seller Sources, and that they agree to proceed by filling out all required forms to submitted by MARYTEX from it sellers/sources.

Agreed:

Buyer: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Agreed:

MARYTEX CAPITAL ADVISORS, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

## **WARNING!!!**

All information that is filled out on the FME Questionnaire, Letter of Interest and information given for the POF will be submitted to a government related SELLER. All information filled out on these forms should be true statements,

Any misrepresentation of information will cause a denial of the agency to do business with the Buyer and will be listed as someone that they will not do business with.