

Let Englewood Flip the Greater Englewood, NFP Presents
12-WEEK PILOT FIX & FLIP CLASS

GAP FUNDING AVAILABLE FOR FIX & FLIP TUITION
 WE WILL FUND YOUR ENTIRE TRANSACTION!

Call (773)675-6924
 For More Information!

ALL STUDENTS WILL FLIP THEIR PROPERTY WHILE IN CLASS.
 WWW.LETENGLEWOODFLIPTHEGREATERENGLEWOOD.ORG

LET ENGLEWOOD FLIP THE GREATER ENGLEWOOD, NFP. STUDENT AGREEMENT FORM

Let Englewood Flip the Greater Englewood and Student (s) are both voluntarily entering into this relationship. We wish this to be a rewarding experience, spending most of our time discussing developmental activities.

Congratulations, you have decided to enroll in *Let Englewood Flip the Greater Englewood* 12 weeks Pilot Class. This Fix and Flip Instructional class is supplement to the classroom teachings with specific details on this specific topic which is not limited to information given by your Class Instructors. By signing this Fix and Flip Instructional Student Agreement Form, you agree that you will not duplicate, recreate, formulate or copy any of the information in any of our materials or manual based on the information in our manual which is our Brand. You agree to not misuse our website for any malicious intent. Our teaching material and manual is a guide to educate anyone who wants to learn the ins and outs of the Fix and Flip industry. *Let Englewood Flip the Greater Englewood and Its subsidiaries* are not responsible for any losses that the student may experience. Based on a Best Effort Case, the material in our Fix and Flip manual is accurate in the teaching and the intent to prosper every student that decides to take our classes. We do not imply or express that the student will be guaranteed to be successful and flip a property at a profit similarly nor do we guarantee that the property will get flipped in 12 weeks. *Let Englewood Flip the Greater Englewood and its subsidiaries* are not liable for any damages due to loss of business, interruption of cash-flow; profit losses; losses of income or losses or damages of properties or losses of property and signing this Student Agreement Releases *Let Englewood Flip the Greater Englewood and Its subsidiaries* from any liability that may or may not happen. Our publication is protected by copyright and trademark law and anyone that makes copies are unauthorized to do so and will be in direct violation of the United States Copyright and Trademark Act which could result in civil and or criminal penalties. All copying by students is strictly prohibited. By signing our Student Agreement Form, this disclaimer and Release of Liability are in full force and full effect with no expiration date.

Whereas, each signatory Party possesses certain information, not known by any other Party. Whereas, the parties are initially desirous or conducting various business transactions in contact with any third Party introduced by other Party to this agreement, except for the mutual benefit of all Parties and The Undersigned Parties agree, in the consideration of the foregoing promises to abide by the following terms and conditions:

1. Non-Circumvention: Each Party agrees not to directly or indirectly contact, deal with transact, or otherwise be involved with any corporation, partnership, proprietorships, trust,

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individuals, or other entities introduced by either Party without the specific written permission of the introducing Party.

2. Each Party agrees not to directly or indirectly circumvent, avoid or bypass each other regarding any renewals, corporation, partnerships, proprietorships, trusts, or other entities introduced by either Party.

3. Non- Disclosure: Each Party agrees not to disclose or otherwise reveal to any third Party the identities, addresses, telephone numbers, facsimile numbers and will not use each other's identity for malicious reasons and self-gain for the purposes of ill intentions.

We agree that...

1. The mentoring relationship will last for (12) twelve weeks unless we agree to specify otherwise.
2. In general, class will meet/interact once a week on Fridays 7:00 p.m.-10:00 p.m., or Saturdays 9:30 a.m. – 12:30 p.m. excluding major holidays.
3. If an **email/voice mail/text** is received, we will get back to our students within: 1-2 days
4. The aim of the relationship is to discuss and resolve the following issues:
 Buy Wholesale Property; Renovate Wholesale Property; Flip or Hold renovated property to an End Buyer.

Roles

5. We agree that the role of the Instructors/Mentors is to:
 - A. Teach.
 - B. Advise.
 - C. Mentor.
 - D. Mentors do not oversee students' renovations or corporate affairs unless it's a separate, agreement.
6. We agree that the role of the student is to:
 - A. Cooperate and Learn in a timely manner.
 - B. Apply.
 - C. Purchase our Wholesale property prior to class starting.
 - D. Renovate property.
 - E. Flip the property.
 - F. Make a profit.
 - G. Each Student agrees to do 2 Fix and Flip transactions at same time upon entering the class and will do this twice for at least one year.

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H. When Student has successfully flipped their first 2 transactions at a minimum profit of \$40,000.00 per transaction, student(s) agree to repeat the flipping process again in year #2 for (2) properties at a time which equals 4 properties a year up to 5 years and will get all funding and wholesale properties from Let's Flip Chicago, NFP and its subsidiaries.

7. **Goals: What do you hope to gain from the relationship?**

8. What are the **student's realistic goals** for this mentoring relationship?

9. What are the goals for the **Administrator and Instructors** for this relationship?

Our mission: Is to create Short Term Financial Profit Through Real Estate Acquisitions and Flips while creating jobs and business opportunities in the communities.
 Our Vision Statement is: We Began Today-Expand Tomorrow and Excel in the Future.

10. We agree to keep the content of these meetings confidential. All students will venture with 2 fix and flip properties at one time and will cover additional costs for 2nd property and beyond.

11. The Instructor and Administrator agrees to be honest and provide constructive feedback to the mentee. The student agrees to be open to the feedback.

12. *12-week Fix and Flip Workshop Classes have to be paid at least in full one week prior to class and is non-refundable once paid. Upon paid in full, both students and Instructor/Administrator are fully committed to the success of this agreement.

13. Any student that is found to be disruptive or distractive or not in compliance during the term of class may be expelled with no refund.
14. Any student found to make lewd expressions or comments to students or Mentors during the term of class will be expelled with no refund.
15. If a student has a separate business partner taking the classes with them, the additional fee is at \$1,000.00 per business partner. If the business partner should drop out at any point of the classes, the \$1,000.00 is not refundable.
16. Students agree to turn in all qualifying documents, loan applications and Fee Agreements in a timely like manner and if student is found to procrastinate without a professional reason and hasn't selected wholesale properties from our list, this will be counted as none compliant and at the option of the Administrator and notice to the student, the student will forfeit and lose their tuition monies and will not be allowed to participate in the classes.
17. Time is of the essence and it is student's responsibility to get all documentation in, in a timely like manner.
18. Student agrees to start and complete the Gap Funding Process at least 45 days prior to 1st class day with their first round of Gap Funding dispersed and monetized within 15 days of the starting process. Similarly, students agree to select their Wholesale Properties upon start of Gap Funding process and will start their real estate Fix and Flip funding process at least 30 days prior to class so that all students have closed on their Wholesale fix and flip property prior to class being in session. If any student hasn't completed the Gap Funding nor Wholesale real estate Closing for any professional reason, at the option of the Administrator and upon notice to the student, the student will forfeit and lose their tuition monies and will not be allowed to participate in the classes.
19. All students agree to complete all homework and exams and will participate all events.
20. All Students and Instructors with Mentors/Administrators are fully committed to the success of this relationship.

Date: _____

Administrator signature: _____

Administrator signature: _____

Student signature: _____

Student signature: _____