

# National Real Estate Listing Service. (NRELS)

The NRELS is a division of Love Won Holdings, which is a division of Love Won Society International, a non-profit altruistic organization established under Ecclesiastic Law in 2008 in the State of Nevada, USA.

**Mission Statement:** The Mission of the NRELS is to establish and maintain a national registry for the listing of properties for sale within the real estate markets of each State, County, and City for all nations in which the NRELS is functioning.

**Mission Purpose:** to provide a financial structure for Families or Single persons to purchase a home at reasonable terms and prices.

**Note:** This program outlined below, is available for any Zim Benefactor. A Zim holder that contracts with NRELS is considered a "Benefactor" within NERLS documentation. To become involved in the NRELS, the new Zim Benefactor needs to register and sign the agreement (yet to be created) accepting the policies and procedures contained in the Listing Service. Contracting Benefactors would then set up their own Real Estate Brokers and agents to effectuate the buying and selling process. The NRELS listing data base is to be organized by Country, State, County, and City searches as well as by other listing information; beds, baths, size, price, etc. Listings will

include, pictures, details of the home, etc., and other pertinent information needed to make an informed decision by a buyer. The Broker and agents responsible for the purchase would act as the listing agent for the re-sale of the property. Brokerage commission for the re-sale is addressed below. The Zim Benefactor would be the lien holder of the properties they fund. All loan payments would go back to Benefactor for re-use.

**The Real Estate Problem:** The availability of money and the Fed rates among other factors, determines the viability of the over-all national housing market. The Fed can manipulate the markets at will, which affects the viability and profitability of Real Estate holdings. A home is usually the most important investment a person can make for his or her Family. The financial success of this investment may be altered by many outside factors beyond the control of the home owner. A person's income needs to be secure but is often times affected by unemployment and other factors that can erode the home owner's ability to service the loan to keep the Family Home from foreclosure.

**The Real Estate Solution:** A real **Solution must stabilize** the housing market and take away the possibility of one losing their home involuntarily due to financial problems caused by circumstances beyond their control. Using the Revenue Sharing Solution's (RSS)Share program with the continuous download of funds, gives stability to one's financial status and creates a less stressful environment in which to live. The sanctity of one's home must be held inviolable and stands as the basis of security in the raising of one's family. With an increase in the RSS Share download given at the time of closing, the continuous download of substantial

un-interrupted income provides the financial security that each family needs and deserves, to stay in their family home. The Real Estate RSS Share increase is not dependent on job related income nor influenced by ill-health or accident problems. Individual participation the RSS share program by both parents means they can each have their own additional Share-income that is not dependent on the other spouse, thus eliminating co-dependency. The individual Share payout can grow by participating in the RSS Bonus program. See document #1 for details of the RSS Share program.

## **The National Real Estate Listing Service**

The home market in the US has been estimated by Forbes to be \$31.8 Trillion Dollars at today's prices. The **NRELS** is an organized procedure to buy residential properties and condominiums at retail, and re-sell them at wholesale to the public for 20% less. There are major benefits given to those who participate in this program to purchase a home or condominium.

## **Real Estate purchasing parameters**

All residential and individual condominium properties that come on the market are eligible to participate in the Listing Service if a clean and clear title is available. Zim Benefactors would contract with Real Estate Brokers to act as their buying agents with the procedures and commission structure as outlined below.

- 1) **Established Price.** The offer-to-purchase-price would be established by a licensed Real Estate Appraiser using standard Appraising practices. The purchase price plus improvements, is considered the retail value of the property.
- 2) **Offers to purchase.** Offers to purchase need to go through a licensed Real Estate agent associated with a Contracted Broker. A Contracted Broker is one who has signed an agreement with the Benefactor as an agent. All brokerage fees would be paid by the original owner in cash at the closing. Listing agreements for non-listed homes is open for negotiations as per broker's competition when a property becomes available for sale and listing.
- 3) **Closing Parameters.** The closing and conveyance of title would be completed by a licensed Title Company according to the standard practices and procedures with title searches, Title Insurance and Escrow brokerage accounts being used for the closing.
- 4) **Referrals for new Broker Contracts.** Under the control of the Benefactor a contracted Broker who refers a new licensed Real Estate Broker, that contracts with Benefactor will receive a 3-cent per minute increased download as a referral bonus, this to be added to their existing RSS Share per minute download.
- 5) **Commissions and Brokerage fees,** would be paid as per listing agreements if the property is listed by a licensed Real Estate Broker or their salespersons.
- 6) **Re-finances.** Home owners seeking to refinance their existing home would find a NRELS broker to do the work of the refinance. The brokerage would receive the selling commission paid by the owner to do the closing. The Broker would also oversee the renovations that are necessary to bring the property to the higher living standards as outlined below. The costs of improvements would be added to the cost of the home

for the total amount of the Real Estate loan. At the time when we have established Financial Service Centers, we see this service available to oversee Re-finances.

### **The Purchase Price**

The Purchase price plus improvements if any, establishes the re-sale price less 20%. This gives the new buyer an immediate 20% equity going into the transaction. Improvements include any upgrades and remodeling expenditures needed to bring the home up to the finest of standards and will be added to the re-sale price. Local licensed contractors could be used for the improvements. Each home to be upgraded with new appliances, floorings, new paint, light fixtures, and security services, if wanted or needed. This helps the local economy, which is part and parcel to the program. All liens, taxes and/or Mortgages will be paid at closing to insure a clean, clear title. The closing company will come up with the final amount to be put into escrow for the closing. Authorized agents of the Benefactor would then transfer the funds to the escrow account. When the Title is recorded the Benefactor would be the lien holder of the property.

Once the property is closed and the improvements completed, the property would then be listed in the computer data bank of available properties for that area or market. The Benefactor, as the purchasing entity, would establish their own Brokers to act as their authorized agents and do the offers and the closings. The more brokers, the more real estate can be purchased. Each Benefactor has the ultimate decision for the financial level at which they feel comfortable for their participation. The benefit for the Benefactor is the unlimited amount of funds they could put into a major project of extreme value to families.

## **Sell Parameters**

**Buying Agents used to purchase the home, should be the listing agents for the re-sale. This gives continuity for showing the home by one who is familiar with the property.**

**The brokerage:** The commissions for the sale of a property through **NERLS** would come in the form of increased per minute download for Shareholder's existing Share. The Brokerage who brought the property to **NERLS** would be the listing Broker for resell of that property. A Broker could be the Selling Broker for his/her own listed properties as well as any other properties found for new buyers. A potential new Brokerage would sign a contract with the approval of the Benefactor in the **NRELS**. The new broker would agree to the commission structure for the broker and his/her salespersons. Upon signing the contract, the new broker and his/her sales people would receive an initial RSS Share with a 10cent download per minute. The Benefactor involved, will pay the **listing broker**, and the sales agent, a minimum of 5 cents each for each sale, added to their Share download. Same for the **selling broker**, and the selling agent. Beyond the minimum 5 cents, properties sold for more than \$250,000 will be paid one cent for each \$50,000 increment over \$250,000. Example: \$249,000 would be 5 cents; \$251,000 would be 6 cents; \$500,000 would be 10 cents. At 10 cents this would permanently add approx. \$1,000 per week onto the existing RSS Share. A good broker with a good sales team, should close 5 to 7 properties per week. Keep in mind that brokers receive cash commissions on purchase of properties coming into the NRELS from the homeowners. Re-sale commissions are paid by increasing the RSS Share per minute download which is permanent.

**Note: The Benefactor would be responsible for the RSS Share payments as the Master User ID# for the activities of those Shareholders in the Benefactors chain of Shareholders. Participation in the NRELS adds to the chain of Shareholders the Benefactor is responsible to fund.**

**The NRELS sale:** All properties offered for sale through NRELS, will follow these guidelines.

- a) The buying entity may only purchase one home from NERLS every 5 years, other conditions apply.
- b) Properties will be sold at “wholesale” or 20% less than the established purchase price, which will include new upgrades. This gives a 20% immediate equity upon closing the property. Contracted Brokers will have Benefactor funds set aside to remodel and upgrade properties brought into the listing service. The up-grade Broker account will be set up with the accounting firm who will issue reports and account for the funds used with receipts. This report will go to the Benefactor to maintain control over their funds.
- c) The term of the Real Estate loan may be up to 15 years.
- d) Each new NRELS buyer shall receive an equivalent increase in their per minute share download to cover the loan payment. If the buyer is not already a Shareholder, they will receive a new RSS Share and become a Shareholder. (The referring Real Estate Agent receives the referral bonus credit.)
- e) **Auto-pay payments will be set up from the Buyer’s RSS account and paid into the Benefactor’s Master RSS account.** (This avoids foreclosures)
- f) A buyer may only purchase one property within a five-year period. That buyer/owner may re-sale the property back to the

NRELS at the same purchase price as the buyer/owner purchased the home originally. Unused Escrowed funds to be returned to the home owner.

- g) If the Real Estate loan is paid off and the 5-year waiting period has expired the owner is free to purchase a new home at the same terms as the original home purchase. Once a Share per minute increase is activated, it will not diminish when the Real Estate loan is paid off, but will continue indefinitely.
- h) The Real Estate Loan interest rate will be 2%. These funds will be escrowed and used for Real Estate Taxes and home improvement needs.
- i) If the home is sold and the Real Estate Loan is paid off, the funds will be returned to the owner as equity in the property.
- j) A down payment of at least 5% is required.
- k) An RSS Shareholder may only use one of his/her six allocated Trusts to purchase a home.
- l) A one-time Re-Finance of a home is permissible.** Owners of a home may secure a Real Estate Loan from a contracted Benefactor as if they were a new buyer. This would **include a new RSS share or equivalent download**. Any upgrading needed, including remodeling of kitchen, flooring, paint, a new security system and new appliances would be covered by the loan. Underlying mortgages and liens would be paid off by loan proceeds at the time of closing of the loan.

**Note: This program is work in progress. This document, as is, reflects our thinking/planning at this moment in time and is subject to change to make it better for consumers. Real Estate speculators are not welcomed. The NRELS is for those purchasing a home or Condominium to live in.**