

CONTRIBUTION AGREEMENT

Company:	<u>Edmundson Homes, LLC</u>	Phone No.	<u>470.562.3140</u>
Email:	<u>Edmundsonhomes@gmail.com</u>	Fax:	<u>404.840.8582</u>
Address:	<u>505 Corporate Center Dr. Stockbridge, GA 30281</u>		

Company: _____	Investor: _____
Email: _____	Phone No. _____
Address: _____	

This document serves as a binding agreement between **Edmundson Homes, LLC**, hereafter known as “Investee,” and _____ hereafter known as “Investor,” signed _____. Whereas the Investee is seeking investment and the Investor is willing to fund the venture, therefore both parties agree to the following conditions:

Article 1

The Investor will contribute \$ _____ (___%) to be used as funding for the purchase and rehab of the property to be invested. And in return the Investor will receive a return on the amount contributed, not to exceed the percentage of his/her contribution. The Investee will be required to present approved updates to the Investor on the status of the venture in the duration of the investment.

Article 2

The money provided by the Investor will be used for the following aspects within the venture and nothing further: **Purchase of the property, Rehab cost to include labor, and cost of the material.** Any additional aspects must be approved by the Investor before the funding can be allocated.

Article 3

For **his/her** investment, the Investor will be in control of the following aspects within the venture: **the amount to be invested and the property to be invested.** The funds will be directly deposited into **Navy Federal Credit Union | Access No. 12856453 | Edmundson Homes, LLC.**

Article 4

This contract is valid and legally binding from _____ to _____, or until the Investor receives the agreed-upon ROI amount. The Investee shall make payment to the Investor in whole no later than 5 business days from the close of the transaction for the amount of _____% of the **property’s sales price.**

This contract shall be enforced according to the laws of **Georgia**, regardless of the location of the Investee or the venture itself.

(Investee’s Signature)

(Date)

(Investor’s Signature)

(Date)