

Pure Option Agreement

This agreement concerning real property held by the "Owner"

_____ whose email is: _____ and
"Optionee" **Trident Investments Group (702-591-1784)** .

1.) **The Premises:** Located at: **Las Vegas** (city), **NV** (state) _____ (zip code).
Street Address: _____ Unit #: _____

2.) **Optionee's Basic Rights:** Optionee has the right to exercise this Pure Option and convert this into either a purchase (via a Purchase and Sales Agreement) or a lease (via a Lease Option Contract). In addition, to these terms Optionee has the right to sub-lease or assign this agreement (via a Lease Option Contract) to a third party of his choosing. In accordance to these rights, and at Optionee's sole expense, Optionee reserves the right to advertise, market, place a sign in the yard, and do any means necessary to find a third party resident for the above premises. Optionee also has the right to enter the premises in making determinations of personally exercising this Pure Option or in order to show the premises to a respective third party.

3.) **Consideration:** Consideration for these rights will be the services provided by Optionee to include advertising, marketing, and all other in-house costs and time provided at Optionee's sole expense. None of these costs will be transmitted to Owner at any time.

4.) **Marketing Terms:** The financial terms that the Owner will receive, if this agreement is exercised, is as follows:

Lease Option or Rent - To - Own

Down Payment to Owner: _____, Amount to be Credited: _____,

Monthly Payment: _____ Rent Credit: _____, Time _____.

Sales Price: _____

Set at _____, or

At the Appraised Value estimated to be at _____, or

Seller Financing / Owner Financing / Owner Will Carry / AITD:

Purchase Price: _____ . (Taxes and Insurance may be extra.)

Down Payment: _____, Loan Type _____ (I.O. or P& I)

Interest Rate: _____, Number of Years in Term: _____, Balloon in _____,

Taking Over Payments:

Estimated Current Loan Balance: _____ Down Payment from Buyer: _____

Estimated Current Interest Rate: _____ Current Payment(s): _____

Buyer must sell or refinance the loan within _____

(Buyer is to assume payments and all conditions of current loan on property. A copy of the note and recent mortgage payment stub will be needed from Owner.)

5.) **Cancellation & Non-Exclusivity:** This is a non-exclusive agreement between Optionee and Owner. If this agreement is cancelled by Owner, none of the normal costs provided by Optionee will be transferred. Owner is obligated to fulfill this agreement with Optionee until one of the following occurs:

- a.) Pure Option is exercised or assigned to a third party by Optionee; or
- b.) Property is sold or rented by another party outside of Optionee; or
- c.) One or both parties decide to cancel this contract. Either party may cancel at any time.

6.) **Service Package Desired:** We now offer two different packages for all of our Owner clients. All clients are automatically enrolled into the Basic Service Plan.

Basic Service Plan

- Photos to be promoted on our Marketing Webpage.
- Narrated or Un-narrated video to be placed on Marketing webpage and linked to YouTube.
- General marketing campaign to include group posting of homes on one ad and placed on Craig's List at least twice a day (excluding holidays).
- The use of a mechanical lock box to be placed on the premises for ease of showing.

Initial Cost: ~~\$100~~ **FREE**

Premium Service Plan (optional)

- All items included from Basic Service Plan.
- Creation of a second marketing campaign.
- Narrated video
- Placing video on additional video websites to include YouTube, but also Myspace, Facebook, Yahoo, etc.
- Creation of a blog campaign on at least four blogging sites.
- Posting of content on Google Authority sites to increase search engine results for owner's home.
- Pinging all content in 3 day intervals to further increase search engine results.
- Posting content (video and articles) on Online Favorites sites like StumbleUpon.

The above services will be provided at the best of our abilities which may cause some items to be missing depending upon access to home and the availability of video and article content on the various posting sites.

Initial Cost: \$ 200. These costs are for the time and financial costs to create this additional marketing campaign. This additional cost is in addition to the fees for finding a tenant/buyer.

OWNER

OPTIONEE

_____ (SEAL)

_____ (SEAL)

Date: _____

Date: _____

SAMPLE