



REALISTIC REAL ESTATE SOLUTIONS, LLC

April 20, 2012

We sold our first house with a Rent to Own contract (Lease and Option Agreement). We sold the home for \$250,000 with \$15,000 Option deposit and \$150 extra per month going towards an additional deposit. This lease option is for 36 months. After 36 months the tenant buyer must refinance the home. The rent on the home is \$1,850.00 per month.

The payment on the home is \$988.15 per month plus taxes and insurance of \$435.00 per month. We will make an additional profit each month of \$426.85. The tenant buyer is putting in a new 6' high wood fence around the yard, painting the inside and exterior of the home, and installing wood flooring in all the rooms except the two guest bedrooms.

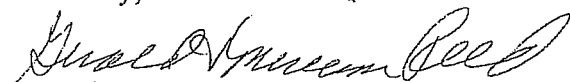
At the end of the 36 month period when she refinances we will have made the following:

\$426.85 profit per month total for 36 months	\$15,366.60
Deposit	\$15,000.00
Additional deposit of \$150 per mo for 36 mo.	\$ 5,400.00
Her refi mortgage will be \$229,600.00	
Our payoff will be \$207,632.11	
Balance due us at closing	\$21,967.89
TOTAL OVERALL PROFIT	\$57,734.49

We could not have completed this deal had it not been for Lynette and Brian Wolff's great coaching and Ron LeGrand's contract forms, CD's and Quick Start School. The Wolff's were available to help with any questions and to assure us that we were following all the procedures correctly.

Attached is a copy of the contract, rent deposit, and the \$15,000 deposit is coming May 1, 2012. Our tenant buyer is getting her deposit from her IRA account. She just went through a divorce and lost her \$600,000 home to a short sale. She is thrilled to get this home. She works at one of the local hospitals and makes an excellent income. This was a win win for all of us! All we can say is WOW! We did this in 51 days while working with the Wolff's as our coach.

Sincerely,


Gerald & Meriam Reed