PROCESS FLOW and
PARTICIPANT REQUIREMENTS

Inquiry by those wishing to participate as a Member of an LLC designed to acquire Multi-Family Housing **(MFH)**

Interested parties will be asked to sign a Buyers Agency Agreement regarding the *ad hoc Landlords* TM method and be granted access to information about **MFHs** then available for purchase

After thorough due-diligence Realtor deems a specific MFH is worthy of pursuing an acquisition

Secure information about the **MFH** will be circulated to all who have executed the Confidentiality Agreement. A strict timeline, based on properties circumstances, will be adhered to for analysis & decision. Each party will enunciate his/her desire to participate in the purchase and at what level (%) of the total purchase.

Two or more parties respond timely with the desire to make an offer on the targeted MFH property and to later form an **LLC which will own the property**.
NOTE: LLC formation is **optional** and done only at the buying group's agreement.

Accompanying the **Offer** participants must each:
a. Have his/her percentage of earnest money deposited in Realtor's Brokerage account within 48 hours, &
b. Each have a Pre-Approval letter from from a lending source in sufficient amount to cover his/her portion (%).

2-4 days for Seller to accept or reject Offer

if
SELLER ACCEPTS
OFFER

Approx. 7 days

MFH is professionally Inspected
(BUYER PAYS)

If an Acceptable Inspection
Buyer removes Contingency

Bank Appraisal **(Buyer Pays)**
Local City Inspection for Certificate of Occupancy
(SELLER PAYS)

CLOSING
at
TITLE COMPANY

< Approx. 45 days from acceptance of Offer

Optionally *, and as group may agree*
New **LLC is formed** and has the MFH property, as an asset, transferred into it.

ad hoc Landlords TM