

REAL ESTATE INVESTING - MENTOR PROGRAM

THE FIRST THING YOU NEED TO KNOW: The business of real estate investing is just that, "A Business." It should be run like a business. This mentor program will fail if you intend to treat this as a get rich quick scheme, with little or no effort on your part. We live in a world of "hype." Everyone is trying to "hype you up" to buy their information. I do not subscribe to such tactics. I offer only proven, effective wealth building and keeping strategies. If you cannot easily contact the creators of a program for guidance with the program contents, do not purchase it. I strongly suggest you study materials from a variety of sources. I will try to guide you to the ones I prefer in our extensive library. Our library contains over \$50,000 worth of courses and materials

30 Day Schedule - If you're ready to start building your wealth, then we should be able to do your first deal in about 30 days or so. (Some deals may take longer to complete) You will receive interaction, information, and advice on the business of real estate investing.

This may include:

1. Business Setup
2. Internet Access
3. 8 hour guidance session per week
4. Access to the Smart Resources reading, audio and video library
5. Goal setting and implementation
6. Complete lists of contact information
7. Web links
8. Corporate Advice
9. One year membership to the Mental Money Network
10. Complete document set with updates for one year

Joint Ventures as outlined in Mentor Agreement. This section usually lasts 4 to 7 months

This assistance may include:

1. Advice
2. Property viewings
3. Property Assessments
4. Offers on real estate
5. Repair advice or assistance
6. Market analysis
7. Property Action Planning
8. Other relevant information or assistance.

Asset Protection Planning

In addition, as part of this agreement, Smart Resources will advise on asset protection methods.

Some services may be offered that are billed separately and are not part of this agreement. Some services offered are considered optional and not mandatory in order to be successful with this program.

MENTAL MONEY™ MENTOR PROGRAM & CONSULTING AGREEMENT

PREAMBLE: This is an agreement , effective as of the below signed date, between Smart Resources, LLC, at PO Box 506, Gulf Breeze, FL 32562 (Consultant), and _____ (Client)

PURPOSE: Client wishes to retain the services of Consultant to advise and consult Client in technical matters relative to Client's business, and Consultant is willing to provide such services.

1. Consultant agrees that for a period of 30 days, commencing with the effective date of this Agreement, he will, consistent with his other obligations, render to Client such consulting services as Client may request relating to the field of Real Estate Investing. Services may include: advice, analysis, business planning, financial and business goal setting, information exchange, business and internet setup, business procedures and strategies, or other related business planning or advice. Consultant agrees to provide: 1-2 hour initial interview and assessment plus minimum of one 8 hour session per week for 30 days. Such sessions are to be conducted in person. Consultant also agrees to provide: Internet links, reading and research resources, and all necessary forms needed to conduct transactions in real estate investing, as deemed necessary by Consultant, as well as any other relative information or advice requested by Client. Consultant shall be available by telephone, fax, or email at any time for the Client for contact. Consultant shall not be required at any time to render service that would conflict with obligations of Consultant undertaken prior to the request for such services by Consultant.

2. Client agrees to retain Consultant for services at the following fee schedule. An initial payment of \$9,500 is due on acceptance of this agreement. Additionally, Client agrees to enter into, with Consultant, joint ventures in real estate transactions whereas Client and Consultant shall split equally any profits made. These joint ventures will continue until net revenues of \$80,000 are billed. The source of these joint ventures will be generated by the Client. The Consultant will not participate in generating the leads for these ventures beyond instruction and advice that is due under this agreement. If Client does not wish to continue with joint venture program until \$80,000 in net revenues is billed, Client agrees to pay Consultant \$40,000.

3. If travel, living, or other expenses are required to be paid by Consultant in order to fulfill obligations of Consultant to Client, upon adequate substantiation, Client will reimburse Consultant.

4. Consultant shall act as an independent Consultant and not as an agent or employee of Client and Consultant shall make no representation as an agent or employee of Client. Consultant shall furnish insurance and be responsible for all taxes as an independent Consultant. Consultant shall have no authority to bind Client or incur other obligations on behalf of Client.

5. In the event Client discloses information to Consultant that Client considers being secret or proprietary and so notifies Consultant, Consultant agrees to hold the Proprietary Information in confidence and to treat the Proprietary Information with at least the same degree of care and safeguards that he takes with his own proprietary information. Proprietary Information shall be used by Consultant only in connection with services rendered under this Agreement. Proprietary Information shall not be deemed to include information that (a) is in or becomes in the public domain without violation of this Agreement by Consultant, or (b) is already in the possession of Consultant, as evidenced by written documents, prior to the disclosure thereof by Client, or c) is rightfully received from a third entity having no obligation to Client and without violation of this Agreement by Consultant.

6. Consultant warrants that he is under no obligation to any other entity that in any way conflicts with this Agreement, and that he is free to enter into this Agreement, and is under no obligation to consult for others in fields covered by this Specification.

7. This Agreement may be terminated by Client at any time on ten (10) days advance written notice.

8. The secrecy provisions of Section 5 hereof shall survive any termination of this Agreement for a period of one (1) year after such termination.

9. This Agreement is not assignable by either party without the consent of the other.

10. Client understands that Consultant does not function as a real estate broker, personal accountant, lawyer or financial advisor. If you have tax or legal questions, seek the advice of a licensed accountant, lawyer, financial advisor or real estate broker. Consultant and any of its staff, employees, officers or affiliates is not liable for the actions or comments made by individuals influenced by the information contained in products and services provided by Consultant.

Date

Date

Smart Resources, LLC

Client

Client