



Homeowner Agreement

Disclaimer – Both Parties Acknowledge:

1. Excellent Solution Group, LLC is not a law firm, nor do we give legal advice. We strongly encourage all legal questions be directed to a Real Estate Attorney in your jurisdiction.
2. Excellent Solution Group, LLC is not a CPA, Accounting Firm or Tax Attorney, nor do we give accounting/legal tax advice. We strongly encourage all Accounting/Legal Tax questions be directed to a CPA or Tax Attorney in your jurisdiction.
3. Excellent Solution Group, LLC is a financial consultant and processing service in which we negotiate on mortgage loans/other liens with Lenders and Lien Holders. All advice given through Excellent Solution Group, LLC is given based on the years of experience in Loss Mitigation, Foreclosure Process, Banking & Lending and Closing Procedures.

Confidentiality – Both Parties Acknowledge:

1. All written and oral information and materials are disclosed or provided by the Client/Seller of the property to Excellent Solution Group, LLC; under this agreement is Confidential Information regardless of whether it was provided before or after the date of this agreement.
2. Confidential information will not include information that:
 - a) Is generally known in the industry of Excellent Solution Group, LLC.
 - b) Is now or subsequently becomes generally available to the public through no wrongful act of the Client or the Seller of the property.
 - c) The Client rightfully had in his/her possession prior to the disclosure to the Client by the Seller of the property.
 - d) Is independently created by Excellent Solution Group, LLC without direct or indirect use of the Confidential Information.
 - e) Excellent Solution Group, LLC rightfully obtained from a Third Party who has the right to transfer or disclose it.
3. Confidential Information supplied by the Client or Seller of the property will only be used by Excellent Solution Group, LLC for the permitted purpose of negotiating a short sale transaction with the lender/lien holder. Excellent Solution Group, LLC will not use the confidential information for any purpose that might be directly or indirectly detrimental to the Client (his affiliates or subsidiaries) or the Seller of the property.

Short Sale or Loan Modification – Both Parties Acknowledge:

1. Negotiating a short sale or Loan Modification with the lender is a process, which can take up to 1-6 months (depending on the circumstances it could be longer)
2. Excellent Solution Group, LLC cannot guarantee that the lender will approve the Short Sale offer or the modification. (Some short sales or modifications will be approved by the Lender and others will not be approved by the lender....every case is different. But you have a better chance at receiving a Short Sale or Loan Modification with our expertise.)
3. The Seller of the property will not receive any funds at the Closing of the Property. (What the Seller does gain is the chance to avoid foreclosure or decrease his debt owed to the Lender.)

For this service we acknowledge that Excellent Solution Group, LLC will charge a fee \$1,9950.00 for the process of the transaction. We will be collecting an Administration's fee of the amount of \$500.00 for Initiate the process non-reimburse.

It is known that we fully are aware that we must comply with Excellent Solution Group, LLC to provide all of the necessary documentation to their office within 7 days. If we fail to comply with Excellent Solution Group, LLC then we acknowledge that we forfeit the right to the \$_500.00__ deposit that was given to initiate the process of our transaction.

Accordingly, we agree that we will cooperate with Excellent Solution Group, LLC and its agents in the acquisition and procurement of all documents from the parties in a timely manner.

The receipt and sufficiency of which consideration is hereby acknowledged, both parties agree to the above on _____, 2010_____ for the property located at _____

Client's Signature: _____

Date: _____

Print Name: _____

Client's Signature: _____

Date: _____

Print Name: _____

7560 Red Bug Lake Rd. Suite 2020 Oviedo, FL 32765

Tel: 407-615-2536 Fax: 321-445-9833

Email: excellentprocessing@live.com

E-mail: info@excellentsolutiongroup.com

www.excellentsolutiongroup.com