



## **Marketing Loan Agreement Proposal**

**Date:** 12-27-24

### **Parties Involved:**

1. **Lender:** Madison Madrid
2. **Borrower:** Quentin Flores

**Purpose of the Loan:** The Borrower is requesting a loan of \$6,000 to fund advertising expenses aimed at scaling the Skool community, "Real Estate Cheat Codes," from its current 170 members to 300 paying members. This expansion aims to further the success of the community, which is already generating revenue.

### **Terms of the Loan:**

1. **Loan Amount:** \$6,000
2. **Loan Term:** 3 months (90 days)
3. **Interest Fee:** A flat fee of \$1,000
4. **Repayment Terms:** The total amount of \$7,000 (loan amount + interest fee) will be due in full on or before the 90th day from the date of loan disbursement.
5. **Security for Loan:** The Borrower offers a CANNON R5 and camera lens in collateral till loan is paid in full.

**Collateral Terms:** Camera shall be held by Madison until loan is paid in full on or before March 28th, 2025. If loan is in default, Madison has the exclusive rights to sell, or keep the camera & lens.

**Use of Funds:** The loaned amount will be used exclusively for advertising and promotional campaigns to scale the "Real Estate Cheat Codes" Skool community.

**Proof of Concept and Revenue:** The Borrower will provide proof of concept and evidence of current revenue generated by the community of 170 members. This documentation will be attached as Exhibit A.

**Miscellaneous:**

1. **Prepayment Clause:** The Borrower reserves the right to repay the loan in full prior to the due date without any penalty.
2. **Default Terms:** If the Borrower fails to repay the loan by the agreed-upon date, the Lender may exercise their rights to sell or keep the CANON R5 & Lens.
3. **Dispute Resolution:** Any disputes arising from this agreement will be resolved through mediation or arbitration within the jurisdiction of [Insert County and State].
4. **Governing Law:** This agreement shall be governed by and construed in accordance with the laws of the State of Texas.

**Signatures:** By signing below, both parties agree to the terms outlined in this agreement.

Lender: Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Madison Smith

Signature: \_\_\_\_\_

*Madison Smith*

Quentin Flores

Borrower: Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Quentin Flores

Signature: \_\_\_\_\_

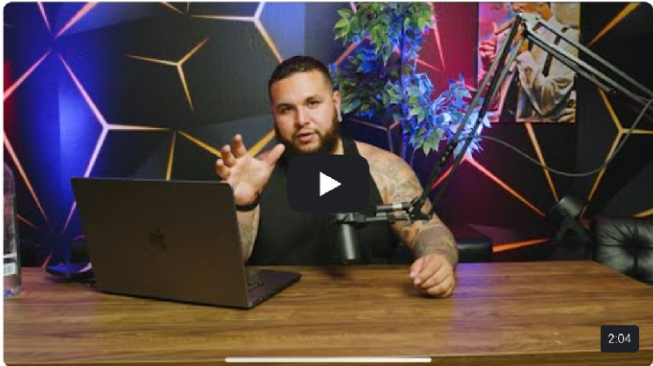
*Quentin Flores*

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Exhibit A: Proof of Concept and Revenue Details


- Current community membership: 170 members


Real Estate Cheat Codes 🏠





2:04



 Private group

 170 members

 \$97 /month

 By Quentin Flores

Learn how to close Real Estate deals FAST, and make your first 10k in the next 60 days or less. 📄

Learn the EXACT strategies I used to close over 1,000 deals, generate multiple 7-figures, and close hard deals, with massive title issues.

ACADEMY

Real Estate Cheat Codes 🏠  
skool.com/aw-academy-2604

Accelerated wealth is a platform for both experienced and new real estate investors & wholesalers looking to jumpstart their business 10X.

Deal Machine

JARVIS (ALL IN ONE)

Youtube Playlist for beginners

170  
Members


0  
Online

2  
Admins


SETTINGS

Leaderboard (30-day)

1

 Christian Cham...  
+397

2

 Sergio Ruiz  
+269

- Current revenue generated:

 **Happy Thursday, Quentin**

Last updated just now



#### Subscriptions

**152**

Paid members

**\$3,762**

MRR

**0.00%**

Churn (last 30d)

#### Traffic (last 7-days)

**401**

About page visitors

**76**

Signups

**18.95%**

Conversion rate

#### Other

**\$0**

Course sales

**8**

Trials in progress

**70.59%**

Trial conversion rate

- Growth plan to reach 300 members:

Attached below:

[https://docs.google.com/document/d/1\\_O9PcRNpCzQyuRHGA5lrEZFFZWJFcVcCJEqMg38tC5E/edit?tab=t.0](https://docs.google.com/document/d/1_O9PcRNpCzQyuRHGA5lrEZFFZWJFcVcCJEqMg38tC5E/edit?tab=t.0)

# Signature Certificate

Reference number: 26793D9C-0D6C-48A4-97C9-70877CF5287D

Sent on December 27, 2024 4:40 PM UTC

Signed By

Signature

**Quentin Flores**

infinitygauntletllc@gmail.com

Viewed: December 27, 2024 4:40 PM UTC

Signed: December 27, 2024 4:40 PM UTC



IP address: 2600:1700:10de:7570:852b:e83a:3c29:3a59

Location: San Antonio, US

**Madison Smith**

madison@realtysolutions210.com

Viewed: December 27, 2024 9:12 PM UTC

Signed: December 27, 2024 9:18 PM UTC



IP address: 136.50.165.80

Location: San Antonio, US

Document completed by all parties on  
December 27, 2024 9:18 PM UTC