

Commitment Instructions

Qualifying individuals who have an interest in this project are encourage to contact CBMJ Investments & Development, LLC at 281-850-0009 or by email to cbran@cbmjinvestments.com to check availability. Please also feel free to call if you have a question or want to know if you qualify. Those who would like to make a commitment and have checked with CBMJ Investments & Development, LLC on availability will need to fill out the disclosure acknowledgement and receipt on following page and email it to cbran@cbmjinvestments.com. Once you have verified you can make a commitment on this property and have emailed your completed acknowledgment and receipt, please send in the deposit requested on this form. Instructions for sending this information and your deposit are included on this form.

Disclosure Acknowledgement & Receipt

Instructions: To make a commitment on this project, please email this completed form to: cbran@cbmjinvestments.com or call CBMJ Investments & Development, LLC at 281-850-0009. If there is availability and you meet the lender qualifications, you will need to send a deposit to hold your commitment per the instructions below.

The undersigned _____, clients of CBMJ Investments & Development, LLC and accredited investors having been qualified as such by experience and financial circumstances, hereby acknowledge receipt of the Property Package for the property named below and have read and understand the information contained therein, including the property description, ownership structure, risk factors, proforma operating results with the related assumptions and other operating data. The undersigned further acknowledges an understanding of the risks involved in participating in real estate ownership and that the undersigned are accredited investors, and as LPs will retain absolute control and management of said properties, including full responsibility for the operation and profitability thereof. The undersigned acknowledges that returns are subject to change due to loan terms, new discovery, occupancy, additional capital investment, LP decisions, and various factors involved in property management. Income distribution to the LPs are made as approved by the LPs. **CBMJ Investments & Development, LLC and its affiliates do not guarantee these returns or the amount and timing of income distributions to the LPs, and further do not guarantee that the property will close nor the specific date it will close.** After reading the accompanying property package, the undersign wish to purchase ownership in the property listed below with a payment as follows:

Property: (16) Unit Apartment Complex located at 4321 Mt Vernon in Houston, TX

Source of Funds: _____

Purchase: _____

Deposit (50%) : YES or NO

IMPORTANT: The undersigned agree that CBMJ Investments & Development, LLC may utilize its deposits to cover necessary necessary earnest money costs, or due diligence related to this property. Deposits received shall be paid as part of the purchase price upon final closing. It is further understood and agreed that said deposit is irrevocable and may not be withdrawn or returned to the buyer prior to the purchase without penalty. It is therefore agreed that the sum of 50% of our allocated ownership share will be retained by CBMJ Investments & Development, LLC as liquidated and stipulated damages.

CBMJ Investments & Development, LLC, upon receipt of the deposit, will return a copy of this form as a receipt to confirm the undersigned's deposit and commitment for the above designated property.

It is agreed that other documents, including an operating agreement, signed by all the parties will be necessary to complete the transaction. These documents assure the undersigned and all the LPs will have the ultimate control and responsibility in the operation and profitability of the project at all times.

Deposit instruction: Please read, sign and return to CBMJ Investments & Development, LLC with your deposit to the address below (or email separately if funds are wired).

Deposit by Check: Please mail to: CBMJ Investments & Development, LLC c/o : Christopher Bran
4265 San Felipe Ste 1100 Houston TX 77027

Deposit by wire: Notify in advance Christopher Bran at 281-850-0009- Wiring Instructions (please include wiring fee of \$20.00)
BBVA Compass Bank, Houston TX
ABA#: 113010547 Account #: 6739988266

Name of Entity to be recorded on title: _____

By: _____

Date: _____

By: _____ Date: _____

Title: _____

Title: _____

Address: _____

Phone: _____ email: _____

CBMJ Investments & Development, LLC hereby acknowledges receipt of the funds described above:

By: _____ Date: _____