## EXIT STRATEGY: FIX & FLIP



Property Address:  Title Company:		Estimated Rehab Budget:  S  Final Rehab Budget:			Start Date:		
							Projected Finish Date:
					Esc	Escrow Officer: Contractor:	
Co	Funding Source:		Actual Finish Date:				
Pu	tting the Property Under Contract						
	Property under contract			10 Days Until Fin	ish Nato		
	Contact preferred Title company & open escrow						
	Once escrow is open, create new property profile Realeflow	in			ng details with agent		
	Scan & upload contract into Realeflow			Schedule photo	-		
	Order insurance quote			Schedule house	service/clean up		
	Identify lender & send funding request  • Secure funding			Complete final			
	Place copy of repair estimate in Realeflow				nished items to contractor yment held until complete)		
	Schedule time with contractor to walk property			·	t items are done & release		
	Order inspections, as needed			remaining funds	s to contractor		
	Obtain final rehab budget from contractor			Order necessar	y inspections		
	Submit final rehab budget/schedule to bookkeep	er					
	Finalize insurance & submit to Title company						
	Set up signing to close escrow & inform bookkeep about start date	er		Selling: Offers c	oming in!		
	When escrow closes, final closing statement, promissory note, insurance and contractor's finabid to be uploaded in Realeflow.			Review, negotia	ate & accept best offer		
		L		Agent opens es	scrow		
	Start Rehab & Project Management			Buyers comple & wait for repa	te home inspection, appraisal ir request		
Sta				Negotiate, sch	edule, complete repairs		
	Secure property (lockbox, boards, alarm)			Verify closing o	disclosure (CD), loan funding &		
	Select design choices			Close escrow			
	Order bids from any subcontractors			Cancel insuran	ce & utilities		
	Communicate with contractor re: start date						
	Turn on water & utilities						
	Weekly check-ins with contractor						

## EXIT STRATEGY: BUY & HOLD



	Property Address:	Estimated R	ehab Budget:	Start Date: Projected Finish Date:
		S		
		Final Rehab	Budget:	
	Title Company: Escrow Officer:			Actual Finish Date:
			irce:	
	Contractor:			
	Putting the Property Under Contract		Start Rehab & P	roject Management
	Property under contract		Secure Propert	ty (lockbox, boards, alarm)
	Contact preferred Title company & open escrow		Select design c	choices
	Once escrow is open, create new property profile in Realeflow			m any subcontractors with contractor re: start date
	Scan & upload contract into Realeflow		Turn on water	
	Order insurance quote			ins with contractor
	Identify lender & send funding request <ul><li>Secure funding</li><li>Place copy of repair estimate in Realeflow</li></ul>		Weekly effect i	ins with contractor
	Schedule time with contractor to walk property		10 Days Until Fi	nish: Search for Tenant
	Order inspections, as needed		Ctart markatin	g for now topont
	Obtain final rehab budget from contractor		• Facebook, I	g for new tenant For Rent Signs, Zillow, GoSection8
	Submit final rehab budget/schedule to bookkeeper		Schedule yard	service & housekeeping
	Finalize insurance & submit to Title company		Complete final	punch list
	Set up signing to close escrow & inform bookkeeper about start date			finished items to contractor payment held until complete)
	When escrow closes, final closing statement, promissory note, insurance and contractor's final bid to be uploaded in Realeflow.		Verify punch li remaining fund	st items are done & release ds to contractor
	bid to be aptoaded in Reatertow.		Screen incomi	ng tenant applications
			Schedule Show	vings
			Collect securit	y deposits & sign lease paperwork
			Schedule hand	lyman to install appliances
				e for rental documents & add to agement program

## **EXIT STRATEGY: WHOLETAIL**



	Property Address:	Estimated Rehab Budget:	Start Date:	
		\$		
		Final Rehab Budget:	Projected Finish Date:	
	Title Company:	S		
	• -	Funding Source:	Actual Finish Date:	
	Escrow Officer:			
	Contractor:	i	i	
	Putting the Property Under Contract	Start Clean O	ıt	
	Property under contract	Secure Prop	erty (lockbox, boards, alarm)	
	Contact preferred Title company & open escrow	Order clean	out/trash haul & yard service is open, create new property	
	Once escrow is open, create new property profile in Realeflow	profile in Rea	aleflow	
	Scan & upload contract into Realeflow	rum on wate	n & utilities	
	Order insurance quote	10 Days Until	Cinich Data	
	Identify lender & send funding request  • Secure funding	10 Days Until	riiisii vate	
	Place copy of repair estimate in Realeflow	Coordinate l	isting details with agent	
	Schedule time with contractor to walk property	List property	(Agent)	
	Order inspections, as needed	_		
	Obtain final rehab budget from contractor	Selling: Offers	s coming in!	
	Submit final rehab budget/schedule to bookkeeper	Review, nego	tiate & accept best offer	
	Finalize insurance & submit to Title company	Agent opens	escrow	
	Set up signing to close escrow & inform bookkeeper about start date	Buyers comp for repair rec	olete home inspection, appraisal & wait quest	
	When escrow closes, final closing statement, promissory note, insurance and contractor's final bid to be uploaded in Realeflow.	Negotiate, so	hedule, complete repairs	
		Verify CD, loa	an funding & closing date	
		Close escrow	I	
		Cancel insura	ance & utilities	

## EXIT STRATEGY: WHOLESALE



Property Address:		Estimated Rehab Budget:	Start Date:	
		<b>S</b>		
		Final Rehab Budget:	Projected Finish Date:	
_		S		
Tit	le Company:	Funding Source:	Actual Finish Date:	
Es	crow Officer:			
Co	ontractor:		<u> </u>	
Pu	itting the Property Under Contract	Closing Escrow		
	Property under contract OR Buy from another investor	Set up signing t		
	Open escrow OR Reach out to the escrow officer	to be uploaded	loses, final closing statement in Realeflow	
	Once escrow is open, create new property profile in Realeflow			
	Scan & upload contract into Realeflow			
M	arketing the Property			
	Create marketing template			
	<ul><li>Send marketing materials to potential buyers</li><li>Meet Up Group</li><li>Instagram</li><li>Facebook</li></ul>			
	Schedule Showings			
As	ssigning the Property			
	Review, negotiate & accept best offer			
	Draft & send assignment agreement to end buyer			
	Once agreement is signed by all parties, send to escrow officer			