

**REAL ESTATE PURCHASE AGREEMENT**

This Real Estate Purchase Agreement (hereinafter referred to as this "Agreement") is entered into by and between \_\_\_\_\_ (hereinafter referred to as "Purchaser") and AMERICAN FULL HOUSE, LLC, a Texas Limited Liability Company with offices in Austin, Texas (hereafter referred to as "AFH").

**1.0 PURCHASER**

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_  
Mobile: \_\_\_\_\_  
\_\_\_\_\_  
Other: \_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_

\* It is the Purchaser's obligation to keep Seller informed of any change to contact information. All notifications are required to be sent in writing or via e-mail.

It is understood that the final name assigned to the property title will be that of the LLC (Limited Liability Company) created for this investment purpose.

**2.0 REAL ESTATE TO BE PURCHASED**

AFH agrees to sell or cause to be sold to the Purchaser, and Purchaser agrees to purchase from AFH or through the AFH, pursuant to the terms and conditions of this Agreement, the following property:

Address: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, City: XXXXX State: XXXXXX

Legal Description:

**3.0 FINANCIAL ILLUSTRATION OF PURCHASE**

Please see PDF attachment.

**4.0 PURCHASE PRICE**

**4.01** Purchase price is the total of:

Sales Price: \$XXXXXXXX  
Closing Costs (Estimated): \$

**4.02** LLC Formation Fee: \$ 1525

**4.03** Earnest Money of US **\$7000** is payable to American Full House, LLC, having an address of 8903 Oak Valley Road, Austin, TX, 78737, USA. Wiring instructions attached. Funds must be remitted in US Dollars.

**4.04** The balance will be due approximately 14 days from the date of this agreement.

## **5.0 OPTION PERIOD**

Purchaser will have seven (7) days from the date of this contract to cancel this transaction for any reason for a full refund of the earnest money, less the LLC formation fee of \$1525, professional inspection fees, and any wire transfer fees that might apply. (Once formed, the LLC can be used for any other future purchases).

During this option period, if appropriate, AFH will arrange for a professional licensed property inspector to inspect said Real Estate and provide an electronic copy of the same to Purchaser. This inspection will be used to negotiate any repairs with the sellers of the property, prior to the sale. Purchaser will be kept informed of the same.

## **6.0 TITLE INSURANCE**

Title insurance will be purchased to guarantee ownership. In the United States is indemnity insurance against financial loss from defects in title to real property and from the invalidity or unenforceability of mortgage liens. It is meant to protect an owner's or a lender's financial interest in real property against loss due to title defects, liens or other matters. It will defend against a lawsuit attacking the title or reimburse the insured for the actual monetary loss incurred, up to the dollar amount of insurance provided by the policy, typically the purchase price.

## **7.0 CONFIDENTIALITY & EXCLUSIVITY:**

AFH shall not disclose the specific terms of this Agreement nor will it discuss any specific company issues or real estate holdings to potential clients or anyone else without prior approval from Purchaser.

## **8.0 CHOICE OF LAW:**

Notwithstanding the fact that the properties under consideration may be located outside of the state of Texas, this Agreement shall be governed and construed in accordance with the laws of the State of Texas and any legal action must be brought in the District Court of Travis County, Texas.

## **9.0 DISCLAIMER**

All investments involve different degrees of risk. You should be aware of your risk tolerance level and financial situations at all times. Furthermore, you should read all transaction confirmations, monthly, quarterly, and year-end statements. Read any and all prospectuses carefully before making any investment decisions. You are free at all times to accept or reject all investment recommendations made by the AFH. All products sold by AFH are subject to risks such as (but not limited to) currency risk, market risk, government regulations, etc., and may result in a loss to the client's investment. (For example: market conditions may result in the depletion of your equity.) Please understand that any losses are attributed to market forces beyond the control or prediction of American Full House, LLC. As you know, a recommendation, which you are free to accept or reject, is not a guarantee for the successful performance of an investment and we are expressly prohibited from guaranteeing against losses arising from market conditions. Purchaser is also hereby informed that AFH may or may not hold direct title to said Real Estate and may be acting as an agent on behalf of the actual owner to facilitate this transaction between Purchaser and the legal owner of said Real Estate.

**10.0 ENTIRE AGREEMENT**

This is the entire agreement between the parties as to Management of the Property and it may only be amended by written Addendum.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by duly authorized representatives, as of the last date written.

**AMERICAN FULL HOUSE, LLC**

\_\_\_\_\_, 20  
ROHIT PRAKASH, PRESIDENT Date

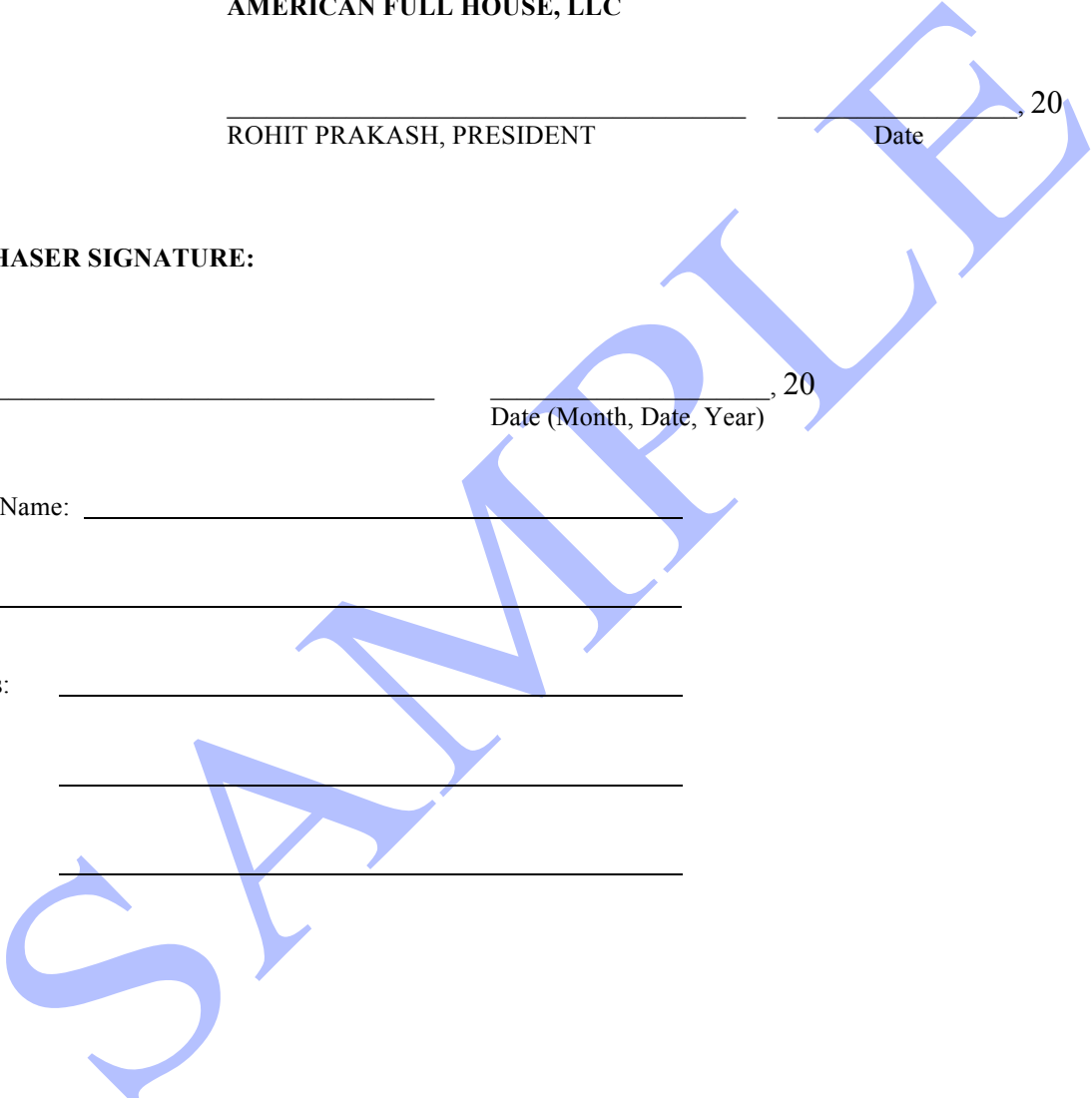
**PURCHASER SIGNATURE:**

\_\_\_\_\_, 20  
Date (Month, Date, Year)

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## APPLICATION TO ESTABLISH HOLDING COMPANY (LLC)

Enter your information on this form and email it back to us. **Wiring Instructions are on the next page.** Once we receive this, we will prepare your LLC documents, which are emailed to you in 2-3 days. You can make any changes necessary, sign, and courier it back to us with original signature. We countersign and email you the final scanned copies of all documents.

**A copy of your Passport or Driver’s License must accompany this application.**

Please indicate the members/partners who should be in the company (one or more). If the partnerships are equal, then please enter “EQUAL” in the % boxes.

Name		Address	
AFH Holdings, LLC		8903 Oak Valley Road	
		Austin, Texas 78737	
% Ownership	Email	Telephone	
2%	<a href="mailto:Office@AmericanFullHouse.com">Office@AmericanFullHouse.com</a>	+1-512-947-9909	

Name		Address	
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>			
% Ownership	Email	Telephone	

Name		Address	
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>			
% Ownership	Email	Telephone	

Name		Address	
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>			
% Ownership	Email	Telephone	

**If there are additional partners, please indicate so on a separate sheet.**

### CHOOSE A COMPANY NAME

It can be something like Prakash Holdings, ABC Enterprises, Arrowhead Real Estate, etc.

First Choice	
Second Choice	

**INDICATE YOUR SUCCESSORS/HEIRS**

Name		Address
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>		
Relationship	Email	Telephone

Name		Address
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>		
Relationship	Email	Telephone

Name		Address
Citizen of USA: No <input type="checkbox"/> Yes <input type="checkbox"/>		
Relationship	Email	Telephone

**If there are additional heirs, please indicate so on a separate sheet.**

**WIRING INSTRUCTIONS**

Along with the application, please wire \$7000. This covers the LLC formation fee (\$1200 + \$325 filing fee), the property deposit of \$5000, and the balance (\$475) being deposited as initial funds in your LLC bank account.

All future funds (the balance) for purchase of real estate must be wired directly to your new LLC bank account. This is only for the application. You will be provided with the account numbers as soon as the bank account is opened.

**FUNDS MUST BE WIRED IN USD.**

Bank of America  
 Swift Code: BOFAUS3N  
 For Benefit of: American Full House, LLC  
 Acct Number: xxxxxxxxxxxxxx  
 (Please use Swift Code but if needed, routing number is 026009593)

Bank of America, 5725 Hwy 290W, Austin, TX 78735

American Full House, LLC  
 8903 Oak Valley Road  
 Austin, TX 78737, USA  
 Tel: 512-947-9909

Instructions Field: Please put the full name of primary partner(s) so we can credit it correctly.