

REAL ESTATE RETAINER 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.

2.0 SERVICES

3.0 AFH agrees to seek out and present houses for sale in the USA per the purchaser's specifications for a 2% commission of the actual purchase price. AFH also agrees to manage and provide services such properties per the separate Management Agreement and LLC Operating Agreement upon execution of said contracts.

4.0 FEE

A \$2000 fee is due to AFH with this agreement. This non-refundable fee will be used to offset any commissions payable to AFH in the future.

4.01 Retainer \$ 2,000

4.02 LLC Formation Fee \$ 1,525

4.03 **US\$ 5000** 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 Balance of \$1475 (less wiring fees) will be deposited to Purchaser's LLC Bank Account

5.0 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.

6.0 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.

7.0 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.

8.0 ENTIRE AGREEMENT

This is the entire agreement between the parties as to Management of the Property and it may only 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: _____

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%	Office@AmericanFullHouse.com	+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 \$5000. This covers the LLC formation fee (\$1200 + \$325 filing fee), the property deposit of \$5000, and the balance (\$1475) 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: xxxxxxxxxxxxxxxx
 (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 so we can credit it correctly.