

**WELCOME TO YOUR
LEASE OPTION CONTROL
BOOTCAMP**

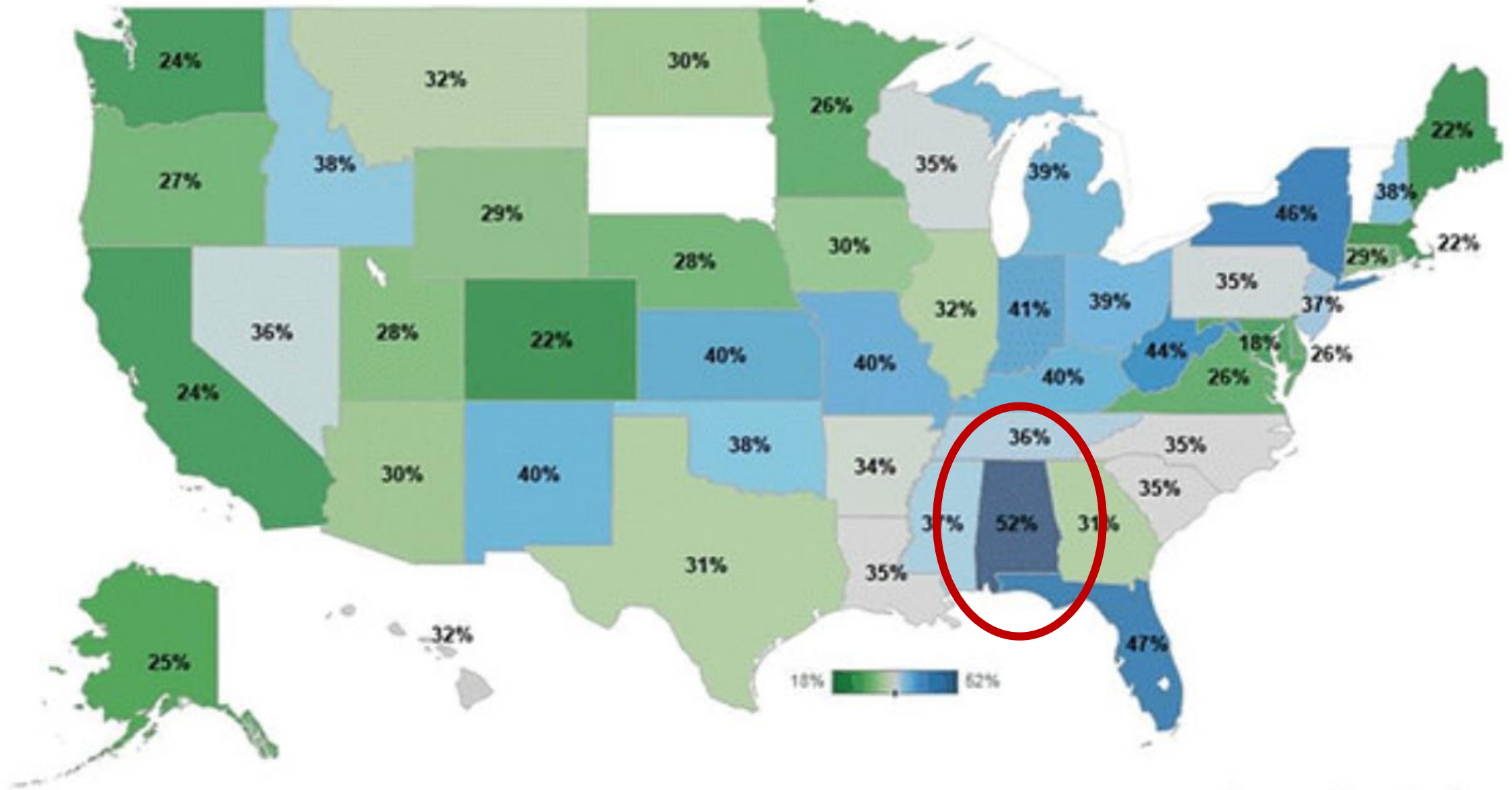
LEASE OPTION CONTROL

LEARN HOW TO LOCK UP PROPERTIES
AND CREATE MONTHLY CASH FLOW
WITHOUT USING YOUR MONEY,
CREDIT OR A BANK LOAN..

**HAS ANYONE NOTICED HOW
COMPETITIVE IT IS OUT THERE**



Cash sales share of total sales



Source: CoreLogic

Skip the hassle.
Sell to Zillow.



MattCurtis
RealEstate, Inc.

INSTANT OFFER PROGRAM



YOU WANT TO FISH HERE



Some quick highlights:

• Fourteen million American homeowners, roughly one in seven for mortgage owners, are "equity rich": They don't owe less than 5 percent of their current home value. Thanks to rapidly rising home prices, that number has been spiraling; 1.6 million owners became equity rich last year alone.

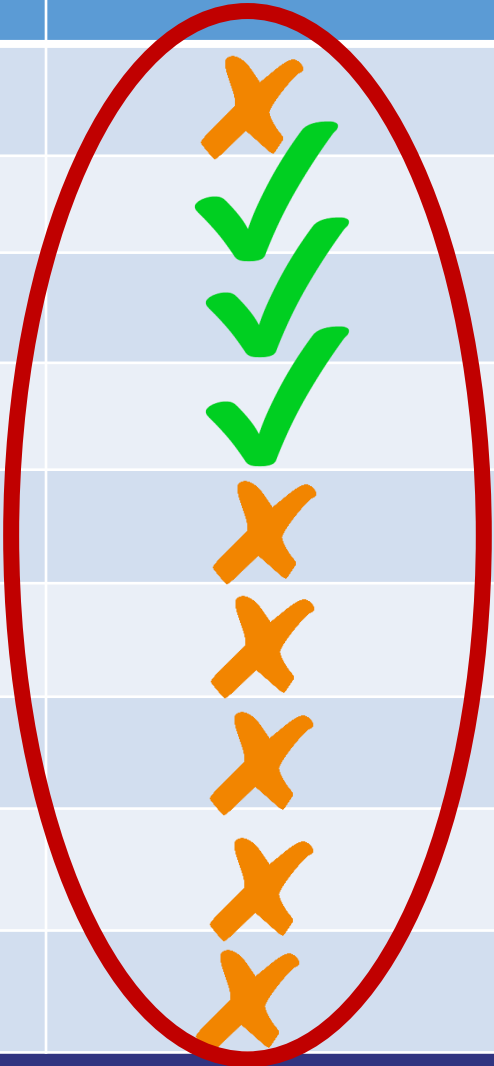
• On the flip side of the ledger, 1.5 million owners (1.5 percent of the total) are in a serious negative equity position, owing at least 25 percent more on their mortgages than their homes would command in the marketplace. But rising home prices are bailing out large numbers of the equity deficient: their number is down by more than 1.2 million in the last 12 months.

**DO YOU THINK YOU HAVE MORE BAD
LEADS THEN GOOD LEADS?**



THE 4 MAIN INVESTING TIERS

	Wholesaling	Rehabbing	Land lording	Lease Options
Need Money For The Deal	X	✓	✓	X
Passive Income	X	X	✓	✓
Paid Multiple Times	X	X	✓	✓
Paid Multiple Ways	X	X	X	✓
Earned Income	✓	✓	X	X
Paid 1 Time	✓	✓	X	X
High Risk	X	✓	X	X
Requires Lot's of Time	✓	✓	X	X
HIGHLY COMPETITIVE	✓	✓	✓	X



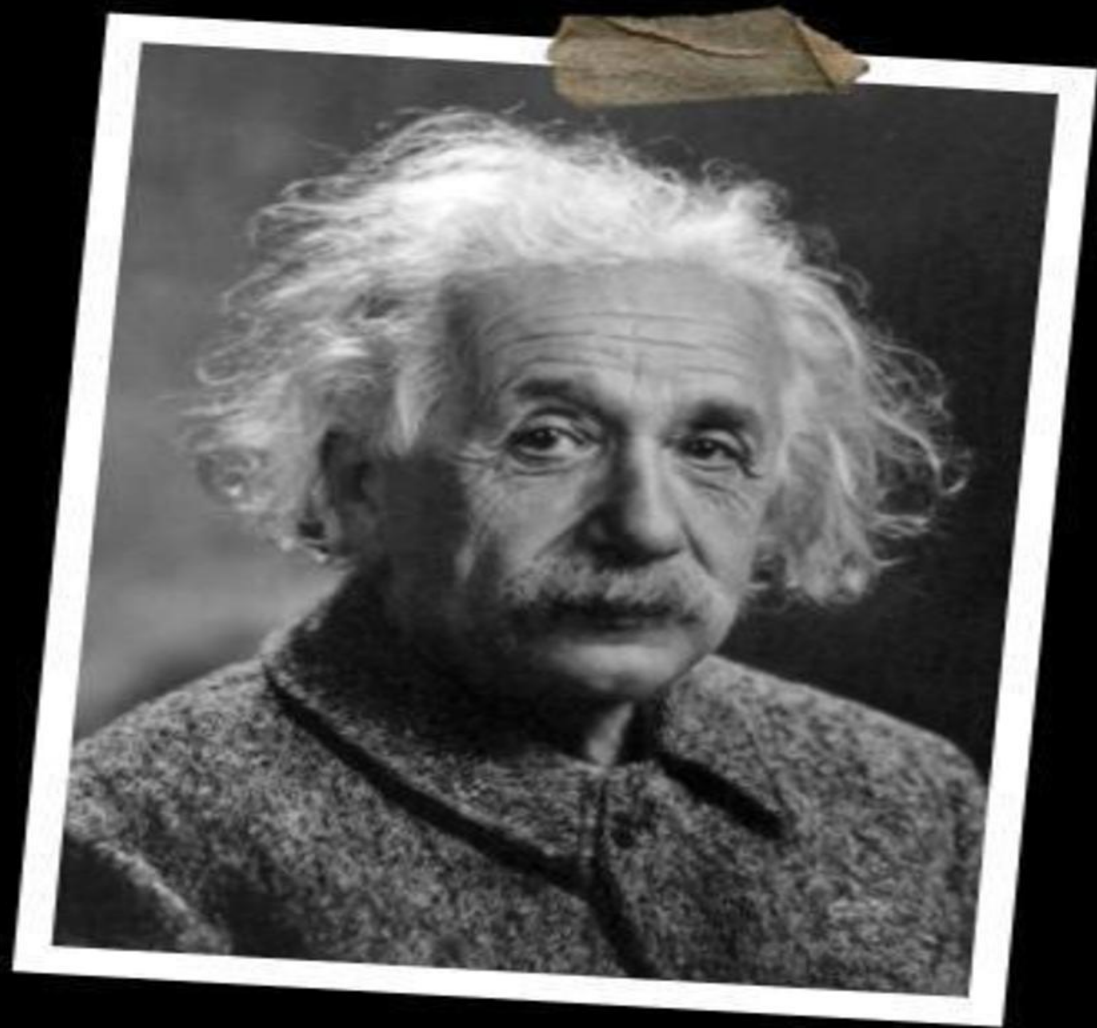


Success today requires the agility
and drive to constantly rethink,
reinvigorate, react, and reinvent.

— *Bill Gates* —

AZ QUOTES

**"Education is not
the learning of
facts, but the
training of the mind
to think."
-Albert Einstein**



WELCOME TO YOUR TRAINING



Zack Childress

**Local Real Estate Investor
16 Years Full Time Investor,
Business Consultant, Author,
Speaker, Mentor, And
Family Man!!**

A LITTLE ABOUT ME...

- First & Foremost I am a **Proud Daddy of 2 Wonderful Kids!** (I show them off all the time)
- I started investing in California in 2003 (16 years)
- I've Done deals in good markets and bad markets
- I invest using multiple investing strategies
- I've done almost every type of investing out there
- I am a **Full time "REAL" Real Estate Investor.**



I AM A LITTLE BIT OF A “GOOD OLE BOY”...



HOW I GOT INTO REAL ESTATE

- I started with a home study course from Carleton Sheets...
- The Sad part was I never did anything with it..
- Then I got into the HGTV Show's and A&E show's
- They made it sound so easy.!!
- But I figured out quick what the truth was...



MY FIRST DEAL I DID **\$13,480**



THIS WAS A GAME CHANGER FOR ME

NOTE: SEE REVERSE FOR SECURITY FEATURES

Fidelity National Title Company
Trust Account - Vacaville
770 Mason Street, Suite 100

Bank of America, N.A.
375 Valencia Blvd, 2nd Floor

Cost Ctr 0948	Printer 0001	Closer BDL
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THIRTEEN THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND 63

\$13,480.63

Landmark Property Solutions

TWO SIGNATURES REQUIRED



My Profit - \$13,480

YOU'RE JUST ONE DEAL AWAY!



FAST FORWARD 16 YEARS LATER!!!



facebook

Google

You Tube

FOX NEWS

abc

NBC



USA TODAY

The Washington Post

realtor.com

BARNES & NOBLE

The New York Times

Available at amazon

Forbes

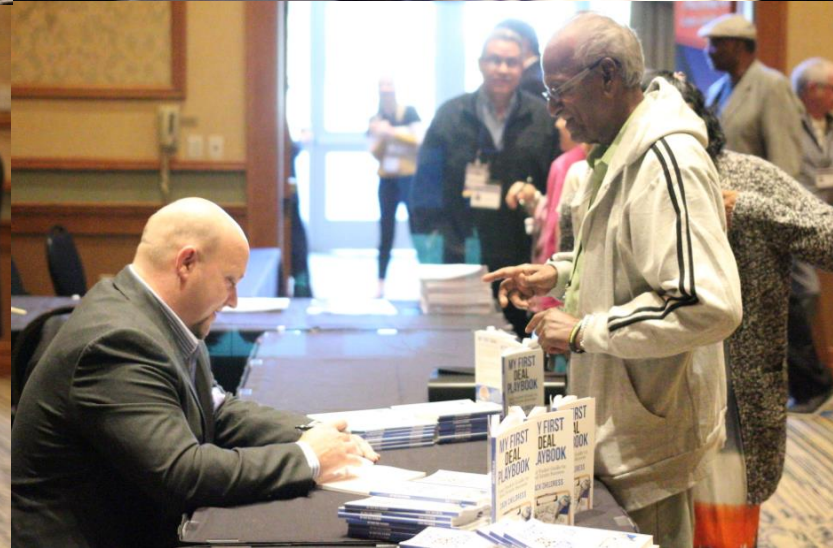


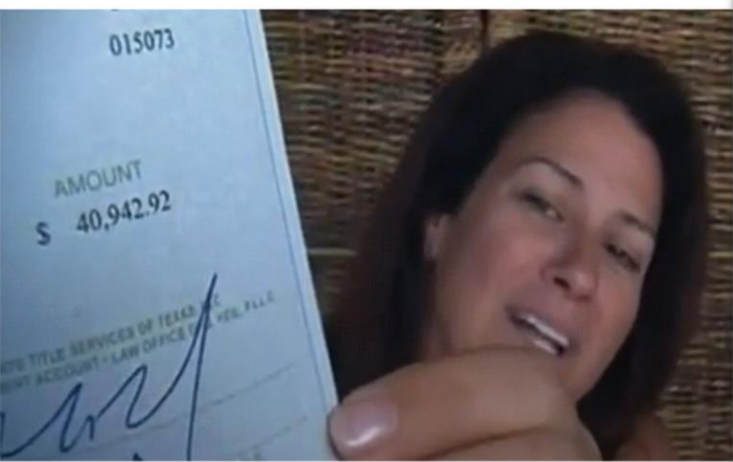
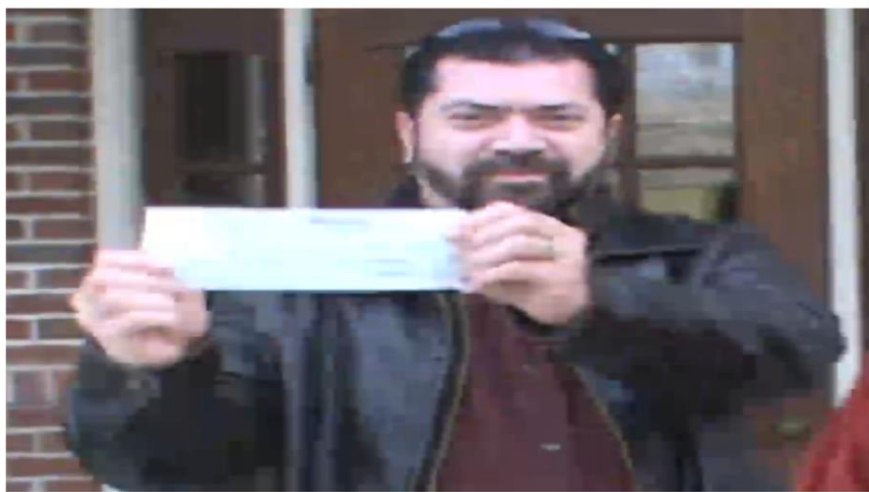
ONE OF MY RECENT BOOK'S HAS BEEN HELPING PEOPLE ALL OVER THE WORLD TO GET STARTED AND DO THERE FIRST DEAL!!

MY FIRST DEAL PLAYBOOK

Your Pocket Guide to
Real Estate Success

ZACK CHILDRESS





I DON'T JUST TEACH I ALSO "DO" ...

I close deals **every month!**

About 50% of my Business time I spend teaching and educating people on **how to succeed in real estate.**

The other 50% I'm very much involved and hands on in **buying and selling real estate.**

I've been Closing deals for the last 16 plus years in **strong and slow** markets.

I am wholesaling, Rehabbing, Buying Rentals, Apartments, Commercial properties, Lease Options and doing some land development!



WHAT I FIGURED OUT WHEN I STARTED

- I Was Doing What Everyone Else Was Doing
- I Was A 1 Trick Pony...
- The Market Was Very Competitive
- Everyone Was Fighting Over The Same Deals
- I Had No Monthly Cash Flow Coming In
- Most Of My Leads Had No Equity In Them
- This Was A Big Problem
- I Had To Find A Better Way
- I Needed To Be A Transactional Engineer

Problem

Opportunity

HOW I GOT INTO LEASE OPTIONS

- My Mentor Joe... The Wizard!!!
- He was doing 15 deals a month
- He kept taking everyone's bad leads
- I hired him to help me
- He showed me the L.O.C. system
- He showed me how to do deals with no equity
- He taught me about building long term wealth
- And so much more....



MY FIRST LEASE OPTION \$27,760

No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!

- **Found:** Expired Listing
- **Term:** 4 years w/ Seller
- **Option Fee:** \$5,000.00
- **First T/B didn't close**
- **Second T/B did close**
- **Profit 4 years: \$27,760**
- **That's \$370.00 per month | \$10,000 in option fees**



\$370.00 Per Month Cash Flow

LEASE OPTIONS ARE A BETTER WAY

- **You Want** Be Doing What Everyone Else Was Doing
- **You Want** Be A 1 Trick Pony...
- **You Want** Have A Lot Of Competitive
- **You Want** Be Fighting Over The Same Deals
- **You Will** Have Monthly Cash Flow Coming In
- **You Can** Work Leads With No Equity In Them
- **You Will** Be Fishing In Your Own Pond
- **You Will** Have A Better Way
- **You Will** Be A Transactional Engineer

THERE IS A NEED FOR THIS STRATEGY

**SELLERS DON'T HAVE
ENOUGH EQUITY**

**BUYERS CAN'T GET LOANS
AND NEED HELP**



Forbes

Billionaires Innovation Leadership Money Consumer Industry Lifestyle

32% Of Applicants With Less Than Perfect Credit Were Denied Mortgages

Real Estate

For every eight applicants who seek a mortgage, one is rejected

Real Estate

Large numbers of loan applications get denied. But for blacks, Hispanics and Asians, the rejection rate is even higher.

DENIED

DENIED

DENIED

orrower's Si



Press Releases

[Press Room Home](#)

- Almost 4.5 million American homeowners still owe more on their mortgages than their homes are worth.

- About one in seven homeowners with a mortgage (15.4 percent) have some equity in their home, but likely not enough to sell and comfortably use the proceeds for a down payment on another home.

Metropolitan Area	Total Number of Homes in Negative Equity	Negative Equity Rate	% Of Underwater Owners Who Owe 200% of Home Value	Effective Negative Equity Rate
United States	4,382,044	9.1%	16.3%	24.6%

NOW READING: [Reading List](#)

[Slideshow](#) 12 cities with the most underwater homeowners

Affordability limits new-home construction growth to exurbs

In the fourth quarter, 4.4 million homeowners remained underwater on their mortgages, with about 713,000 homeowners owing at least double their home's worth.

BUSINESS NEWS SEPTEMBER 14, 2018 / 12:02 AM / 8 MONTHS AGO

Millions of Americans still trapped in debt-logged homes ten years after crisis

Michelle Conlin, Robin Respaut

8 MIN READ



SELLERS ARE STUCK WITH...

- **NO EQUITY**
- **CAN'T PAY COMMISSIONS**
- **CAN'T KEEP UP WITH PAYMENTS**
- **SOMETIMES THEY ARE UPSIDE DOWN**
- **BANKS WANT WORK WITH THEM**
- **INVESTORS WANT BUY**
- **THEY FELL HELPLESS....**

THIS IS WHY THEY WALK AWAY

**Vacant
Houses**



PHOTO: SPENCER PLATT/GETTY IMAGES

**Abandoned
Houses**



**Foreclosure
Houses**



Real Estate Investors Association

**THEY DON'T KNOW
THERE IS ANOTHER WAY**

**HOW DO WE HELP AND
MAKE MONEY AT THE
SAME TIME**

LEARN THE L.O.C.S. METHOD

Lease Option Controls System

Where you can create Win, Win, Win Situations for the Seller and Future Buyer so everyone can be helped. You will find there is a huge need for this and you can create Monthly Cash Flow from helping these Sellers and Buyers.

WHAT IS A LEASE OPTION

Taking Control Over Properties Without Taking Title

You are taking control over the property and its financing in place to create a win, win, win situation for all parties involved.

A Lease Option is a lease agreement combined with a purchase agreement with the seller to allow you the option to purchase at a later date. The buyer will lease the property for an agreed upon term and then that buyer has the right's/option to purchase the property on or before the end of that agreement. Unless there is an extension granted to the buyer.

WHY WOULD THE SELLER DO THIS

- Been on the market and can't sell
- They are upside down in equity
- To Save there credit
- Little equity but not enough to cover commissions
- No cash to bring to the table for closing fees
- They are renting it now because they couldn't sale it
- Bought another house and need payment relief
- Need to move quickly and can't sell at a discount
- Behind on monthly payments and facing foreclosure
- Don't need the cash right now and can wait
- Don't want to pay capital gains taxes right now



MAIN WAYS TO USE LEASE OPTIONS TO CONTROL PROPERTIES

LEASE OPTION CONTROL

- 5 Main Types of Lease Options Control
 - Wholesaling an Option
 - This is a Tier 1 approach
 - Master Lease Option
 - Controlling Commercial for cash flow
 - Buy On Lease Option
 - Your personal property
 - Sell On Lease Option
 - Properties you own
 - Sandwich Lease Option
 - Controlling property without buying it (Cash Flow)

BENEFITS OF DOING LEASE OPTIONS

- Control Without Owning
- No Low Ball Offers
- Buy Even If Upside Down
- Passive Income
- No Landlord Issues
- Larger Buyer Pool
- Not A Lot Of Competition
- More Deals To Work With
- Doesn't Require Funding
- Credit Score Isn't A Factor
- Creating a Win Win Win
- Trifecta Payout Method

BENEFITS FOR THE SELLER

- Can sell even if they are upside down
- Can sell for what they owe on it
- Can stop making payments on there loan
- Can save there credit and a foreclosure
- Don't have to do a short sale
- Can be pulled out of foreclose
- No landlord headaches
- All the benefits of being a landlord with out the headaches
- Stress relief and they are able to move on

BENEFITS FOR THE BUYER

- No Credit Needed
- No Bank Loan to move in
- Low down payment (Option Fee) (3-5%)
- Option Fee is credited towards the purchase price
- Lock the price in at today's market value
- Gain in appreciation if they close on it
- Path to home ownership
- Not renters but Future Owners
- Time to work on their credit score
- Time to save money

WHO YOU NEED ON YOUR TEAM?

- Agents
- Property Management
- Mortgage Brokers
- Transaction Funders
- Bridge Funders
- 3rd Party Payment Services
- Insurance Company
- Credit Repair Companies
- Investors
- Wholesalers
- Handy man



TOGETHER
EVERYONE
ACHIEVES
MORE®

MARKET RESEARCH

- What are you looking for
 - Best deals come in Nice Neighborhoods
 - You want to target Avg Sales price for the City
 - High D.O.M. Neighborhoods
 - Area's with Inventory Availability of over 4 months
 - 3/2 houses are going to have the best outcome
 - Townhouses with low H.O.A. fees
 - Foreclosure markets
 - New construction areas
 - Good School Zones

FINDING SELLERS

- Target Prospects:
 - Expired Listings List
 - Pre-Foreclosures List
 - Non-Owner Occupants List (10 years and older)
 - No Equity Prospect List
 - New Construction Buyers List (1yr of ownership)
 - Landlords 65 and over Prospect List
 - Tax Delinquent Prospects List
 - Bandit Signs (No Equity No Problem)
 - FSBO web sites
 - Rental Ads

GETTING INFORMATION

- What you need to know:
 - Why they want to sell the property
 - How soon do they want to sell
 - Are there any repairs needed
 - How much do they want for the property
 - Are they open to your Terms Program
 - What do they owe on the property
 - What is their monthly payment
 - Are there payments current
 - Are there any arrearages or penalties to catch up
 - Has a NOD been filed if they are behind
 - Is there an auction date they are aware of

FINDING BUYERS

- Tenant Buyer Prospects:
 - Running Ads: Your Job Is Your Credit!
 - Craig's List
 - News Papers
 - Direct Mail Rental Houses
 - Mortgage Brokers
 - Property Management Companies
 - Behind on Payment Prospect List
 - Bad Credit Prospect List
 - Bandit Signs In Target Area
 - Flyers in Apartment Complexes

RUNNING YOUR NUMBERS

- What you need to know:
 - The Value of the property
 - Get COMPS and a CMA report
 - What the rental market is in that area
 - RentOMeter.com | Zillow.com | Property Management
 - Estimate of repairs needed on property
 - Does the payment cover Taxes and Insurance?
 - Are there any Secondary Expenses for the property?
 - What is the equity spread?
 - What is the estimate monthly Cash Flow?

RUNNING YOUR NUMBERS

- Evaluating the property:

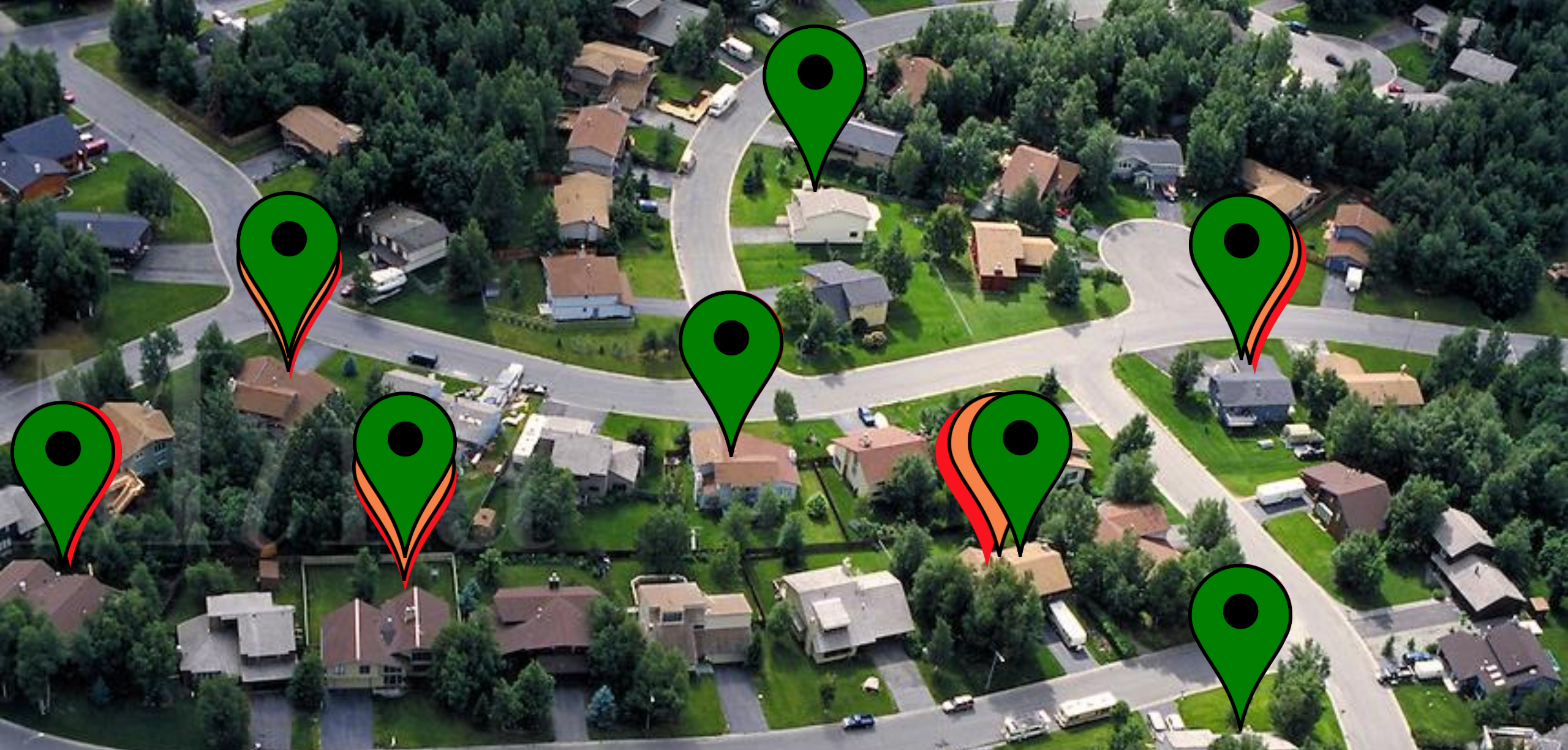
- Equity Spread = $ARV - \text{Purchase Price with Seller}$

- Estimated Cash Flow = $\begin{array}{r} \text{Gross Rents} \\ - \text{P.I.T.I} \\ - \text{Secondary Expenses} \\ \hline \text{Estimated Monthly Cash Flow} \end{array}$

- Total Profit will be the monthly cash flow X the Terms agreement made with T/B Plus the Option fee and any back end Spread when they close

FUNDING NEEDED

- When Do We Need Funding?
 - When the T/B is ready to close.
 - We have to transfer ownership to the T/B
- How Do We Do This?
 - We can do a A/B – B/C close
 - We can use the D.O.F. method
 - We can put the T/B and Seller in a direct contract
- Where does the funding come from?
 - Transactional Funding Company
 - Bridge Funding Company
 - Private Funder



The Domino Affect

THE DO'S AND DON'TS OF LEASE OPTION CONTROL



SOME DO NOT'S

- Don't Ever Put A Renter In A Lease Option
- Don't Give Rent Credits
- Don't Call It A Down Payment (Option Fee)
- Don't Put The Lease and Purchase Agreement Together
- Don't Give a Principle Buy Down
- Don't Sale on Future Value
- Don't Pick Their Credit Repair Company



laundry in play


attached garage

6 bedroom/3 bathroom 2750sq.ft. home with more than 4.5 acres in southwest Bradley County. 7 miles from Ooltewah/Collegedale. 9 miles from Cleveland.

Great country living with easy access to town. Owner relocating with employment.

Credit/Bankruptcy is not a problem. Owner financing/Lease purchase.

I help with free credit repair. Why rent when you can own?

reply 

prohibited ^[2]

Posted a day ago

[print](#)


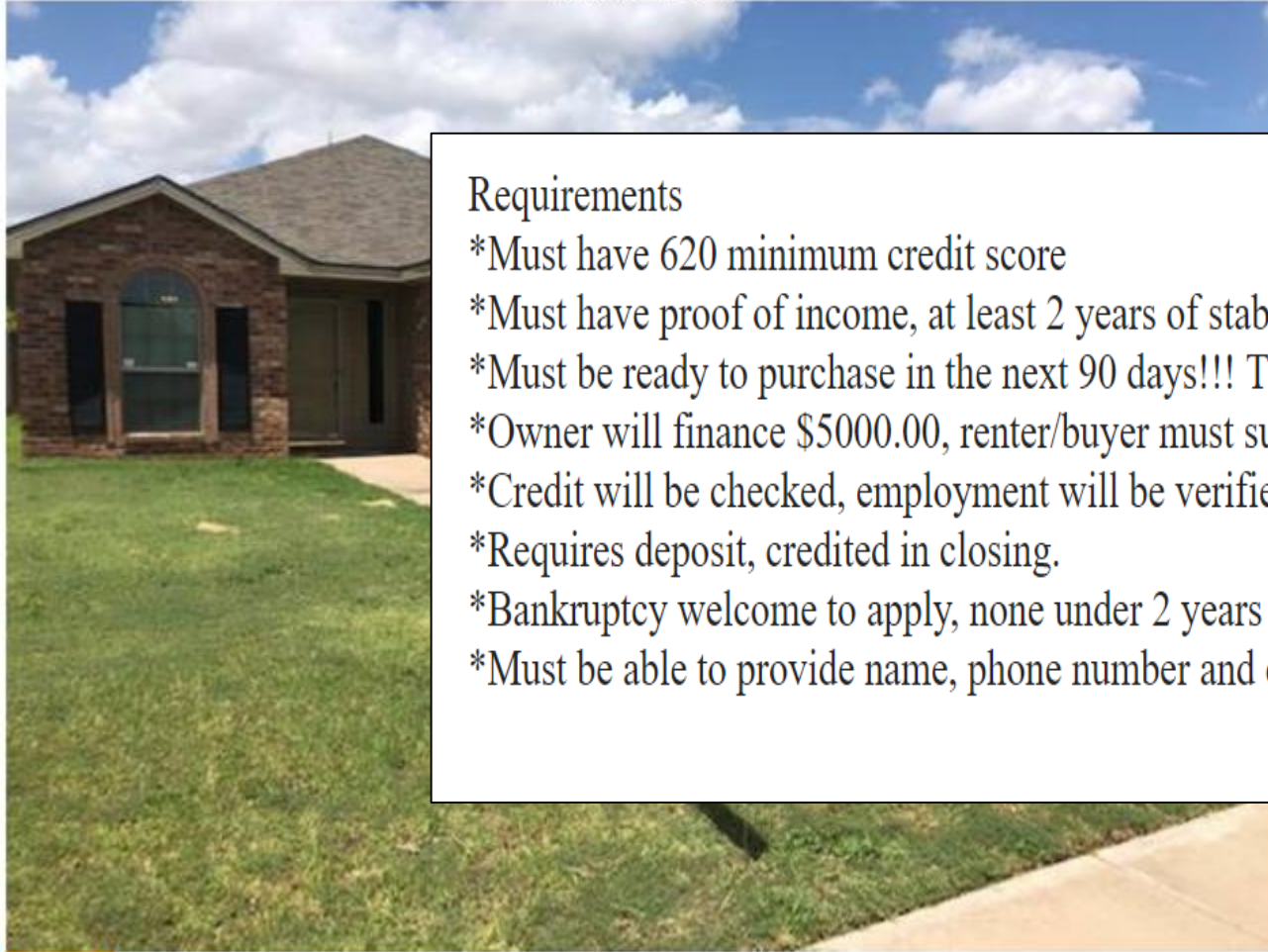
☆ \$5000 / 1400ft² - **Rent to Own** 



image 1 of 8



Requirements

- *Must have 620 minimum credit score
- *Must have proof of income, at least 2 years of stable income
- *Must be ready to purchase in the next 90 days!!! These won't last long!
- *Owner will finance \$5000.00, renter/buyer must supply \$5000.00 down if you qualify, stipends may be available.
- *Credit will be checked, employment will be verified!
- *Requires deposit, credited in closing.
- *Bankruptcy welcome to apply, none under 2 years old.
- *Must be able to provide name, phone number and email for contact...

w/d hookups

attached garage

reply  

 [prohibited](#) ^[2]

Posted 2 months ago

[print](#)

☆ 4br - Rent to own, \$10000 down \$700 mo

image 8 of 9

House for sale

Four bedrooms two baths Nice laminate floors, dishwasher

Two floors, two car garage with laundry on site.

Man cave den down stairs with the fourth bedroom.

10000 down, 700 a month for 10 yrs **200 a month applied to balance**

no credit or background check

Looking for someone actually interested in staying in the home and can handle the responsibility of ownership,

Master bath has shower, other bath is large with lots of shelving,

3 closets and lots of space throughout the home.

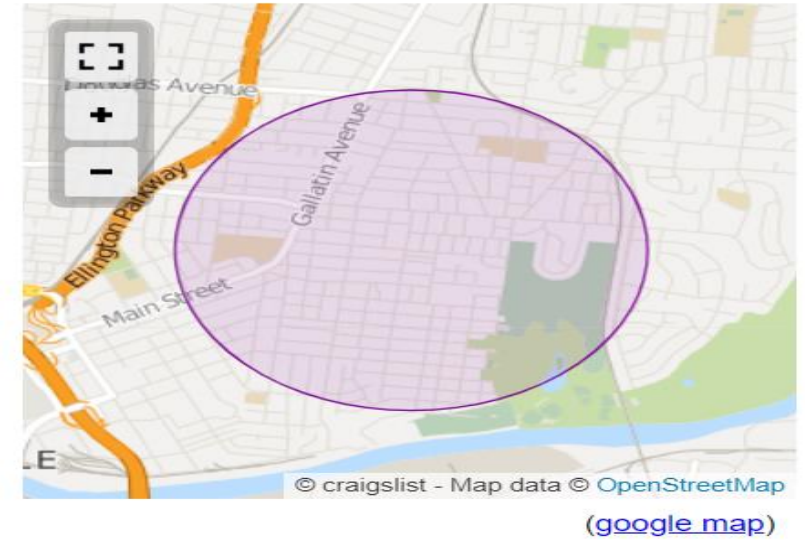
owner does not speak spanish

please only text in short phrases in Spanish to Celeste at [show contact info](#)

to arrange to see property or for questions

☆ *****Lease to Own*** No Bank Qualifying *** Your Rent Works for You!!!**

image 1 of 9



available now

house



Regardless of what kept you from buying a home in the past, don't let it stop you now!

We are free to work out terms between ourselves without any bank or credit bureaucracy!

If you are truly interested in owning a home of your own and have something we can work with, you can be in a home in less than 30 days with our lease to own program.

Our Lease to Own program allows you to lease and occupy a home while building equity towards the sale price.

The sale price is set the day you sign the "Lease Option" agreement.

You enjoy the pricing and value of ownership today even though you are making the final purchase of the home at a later date. Any work you do to the home will not be wasted when the lease is over.

A reasonable down payment is required to make this possible.

SOME DO'S TO KEEP IN MIND

- Do Have a Rental Application with T/B
- Do Collect a Rental Deposit
- Do Have Them Sign An Option Fee Disclosure
- Do Explain All The Paperwork To The Seller and T/B
- Do Require Them To Go On Credit Repair
- Do Put A Third-Party Payment Service In Place
- Do Get Authorization To Release Information From Seller
- Do Keep An Open Line Of Communication with Both Sides
- Do Remember You Are Responsible For The Property!!

STRAIGHT LEASE OPTION

No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!
Lived For Free For 1 Year
Did a A/B – B/C Close On It!!

- Found Property Manag.
- Term: 2 years w/ Seller
- Option Fee: 0.00
- Sold It 12 Months Later
- Buyer Paid Cash: \$475,000
- Profit 12 Months: \$60,000
- **Net Profit: \$28,400!!!** (After closing Fee and Rent Pay Back)



\$60,000 Spread On This Deal

I DIDN'T THINK IT WAS POSSIBLE

I didn't think it was possible to build cash flow properties without having perfect credit or having a down payment to get a loan. But how wrong I was.

I would have never known how to do it correctly if it wasn't for you showing me how to find deals that the seller would just let me **L.O.C. the property** and take over the payments they have in place.

This opened up so many doors for me and now I have cash flow properties and never used a bank, my credit or my money to do the deal.

The secret to this is the paperwork and how to find the right seller leads and **I know the secret NOW!!**

Thank you, Zack, for showing me the way.

This is an unbelievable way to build passive cash flow!!

You really are a **True Coach** and Smarter than anyone I know when it comes to the Real Estate Game!!

Cash Flow Is King... Mark!



WHOLESALING A OPTION

WHOLESALING OPTIONS

#1
Tenant
Buyer

Happy Buyers
Get a Home!!
No Bank Qualifying
They get any Equity In the House
They didn't have to get a Loan!!!



Happy Sellers



Happy Buyers

Purchase
Assignment Clause
** No Cash Flow**

Fee
ation



Purchase Option

\$10,000 ON A DEAL NO ONE WANTED

No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!

- Rental Rate: **\$1,600.00**
- Found: No Equity List
- Term: 4 years w/ Seller
- Option Fee: \$10,000.00
- Found T/B: Mailed Neigh.
- Sold Option 15 days: \$10,000
- **That's \$10,000.00 in 15 Days!!**



\$10,000.00 Deal No One Wanted

7 DEALS PER MONTH PART TIME!!



• Hey Zack

Just wanted to let you know how things are going. You make this so easy to follow, your process is very easy to start making money fast. It was only 3 days after I started putting the marketing out there and I got my first deal and closed it in 2 weeks.

I have been doing everything you teach and sending the marketing out and the phone rings off the hook. I am pulling down **7 deals per month right now.** Thank You!!!

• If I can do this then anyone can do this!!!

Martin Kazlowki

MASTER LEASE OPTION

MASTER LEASE OPTION



The Deal:

Landlord has given up on property
Can't keep the property rented
We take over his headache
Avg Rents for 12 months
Lock in a Buy Price for Value today

Our Upside:

Price based on current income
Cash Flow based on 80% Full
We collect all future Rents
New tenants go on Triple Net Lease

MASTER LEASE OPTION



Burned Out
Landlord

Mr. Investor
Will Find The New Tenants
Investor Gets the Cash Flow Above Mo Payment
Investor Will Get The Back-End Spread
Investor Manages The Property and Tenants
Investor Doesn't Have To Get A Loan
Investor Doesn't Need A Down Payment
Investor Can Sell At Any Time To Cash Out!!!

Triple Net Lease
Lease
Lease

New Tenant

New Tenant

New Tenant

\$8,194.44/MO CASH FLOW BUILDING

No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!

- Found: Rental Ads
- Term: 10 years w/ Seller
- 1st Yr. Rents: \$4,800 avg
- 2nd Yr. Rents: \$6,400 avg
- 3rd Yr. Rents: \$7,200 avg
- Sold It In year 4: 650,000.00
- 3 Yr. Profits: \$295,000
- That's \$8,194.44 per month for 3 Years



\$8,194.44 Per Month Cash Flow

SANDWICH LEASE OPTION PROCESS EXPLAINED

SANDWICH LEASE OPTION



Seller Needs To Sell

1. Owes To Much To Listed It
2. Owes To Much for an Investor
3. Has Just enough equity in it that the banks want help
4. They are Behind on Payments

Researching:
ARV: \$155,000
They Owe: \$140,000
There Payment: \$1,000

Rental Market:
Rents For: \$1,300

They Are Behind:
2 Payments: \$2,000

Another
Free House!



Mr. Investor

SANDWICH LEASE OPTION

Purchase Price: \$140,000
Payment: \$1,000
Behind: \$2,000
Terms: 6 years

How We Get Paid:

1- Option Fee	\$7,000
2- Monthly Cash Flow	\$450
3- Back End Spread	\$8,000

Sell Price: \$155,000
Payment: \$1,450
Option Fee: \$7,000
Terms: 2 years



Happy Sellers



Happy Buyers



What Is My 2yr Profits?

\$23,800



\$30,250 ON A DEAL NO ONE WANTED

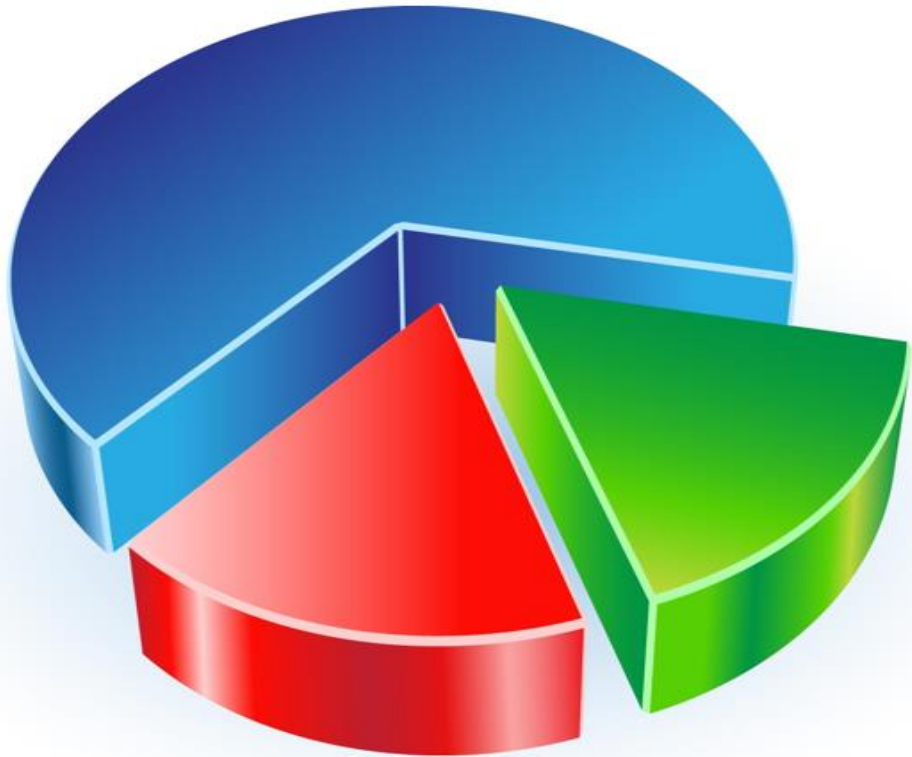
No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!

- Rental Rate: \$1,900.00
- Found: Vacant List
- Term: 4 years w/ Seller
- Option Fee: \$8,000.00
- T/B Term 2 years
- Bought extension: \$2,500
- 2.5 years Profit: \$30,250
- That's \$525.00 per month Cash Flow | \$17,500 Spread



\$525.00 Per Month Cash Flow

THE TRIFECTA PAYOUT!



1. UPFRONT MONEY

2. MONTHLY CASH FLOW

3. BACK END PROFITS

\$73,000 ON A UPSIDE DOWN HOUSE

No Bank Loan Needed, No Credit Used,
No Money Out Of My Pocket!!

- Found: Pre-Foreclosure
- Term: 21 years w/ Seller
- Behind: \$2,300 / 2 months
- ***Purchase Price What's Owed On Loan At Time Of Closing***
- Option Fee w/ T/B: \$6,000.00
- Purchase Price T/B: \$150,000
- Term with T/B: 10 yrs. (Bal. \$126,000)
- Total Profits: \$73,000
- **That's \$425.00 a month cash flow | \$24,000 In Future Spread**



\$425.00 Per Month Cash Flow



DON'T TELL ANYONE ABOUT THIS STRATEGY!!

I would have never gone after these types of deals if I had not signed up your training. Your understanding of the markets and investments is the **BEST!!** I have started looking at deals a completely different way now that I understand this L.O.C. strategy. I am up to \$24,000 a year in cash flow from deals I don't own... You are the best Zack.. As you always say... **No More Complaining... Just Take Action!!**

Olin and Mary

LEASE OPTION CONTROL SYSTEM

WIN



Happy Sellers

WIN



Mr. Investor

WIN



Happy Buyers

PAPERWORK NEEDED

- Paperwork with the Seller:
 - Property Information Sheet
 - Authorization to Release Information
 - Letter of Instruction to the lender/Title/Excrow
 - Residential Lease with Option To Purchase
 - Memorandum of Option
 - Assignment of Option
 - Addendum to Lease Option Agreement

PAPERWORK NEEDED

- Paperwork with the Tenant Buyer:
 - Rental Application
 - Authorization to Release information
 - Residential Lease Agreement
 - Option to Purchase Real Estate
 - Option to Purchase Disclosure
 - Addendum to Option to Purchase Real Estate

THE MISSING LINK!!!

Wholesaling, rehabbing and lease options deals are cash flow kings in the real estate world, and we were already doing two of these strategies. I knew of and loved the concept of lease option deals

The problem was I had no idea how to put all the paperwork together.. This was a missing link to the puzzle for sure..

I just want to thank Zack Childress for coaching me how to navigate through the lease purchase and option contracts. I am more confident when I present lease purchase offers to the sellers and lease options to buyers knowing I have disclosed everything I need to.

Plus if you structure the deal correctly, it will be a win/win transaction for all involved!

Zack, we thank you for teaching us how to fish in this pond!! And There Are Easy Fish To Catch!!

Evan McCuen

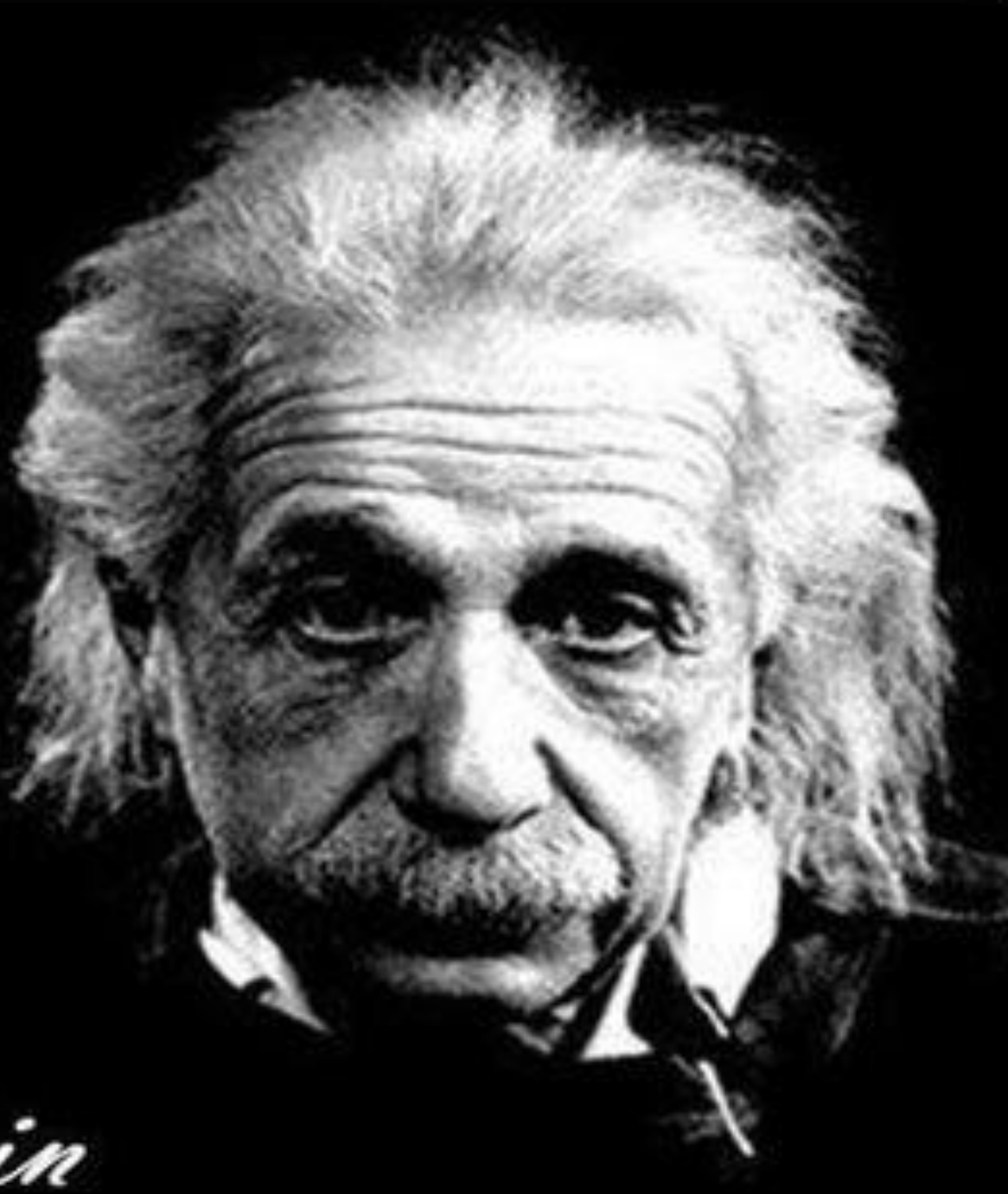


YOU CAN FISH HERE TOO!



we cannot solve
our problems with
the same thinking
we used when
we created them

~ Albert Einstein



LEASE OPTION CONTROL SYSTEM

START LOCKING UP PROPERTIES
AND CREATE MONTHLY CASH FLOW
WITHOUT USING YOUR MONEY,
CREDIT OR A BANK..

JUST IMAGINE...

Freedom
→

Monthly Budget

PROJECTED MONTHLY INCOME

Income 1

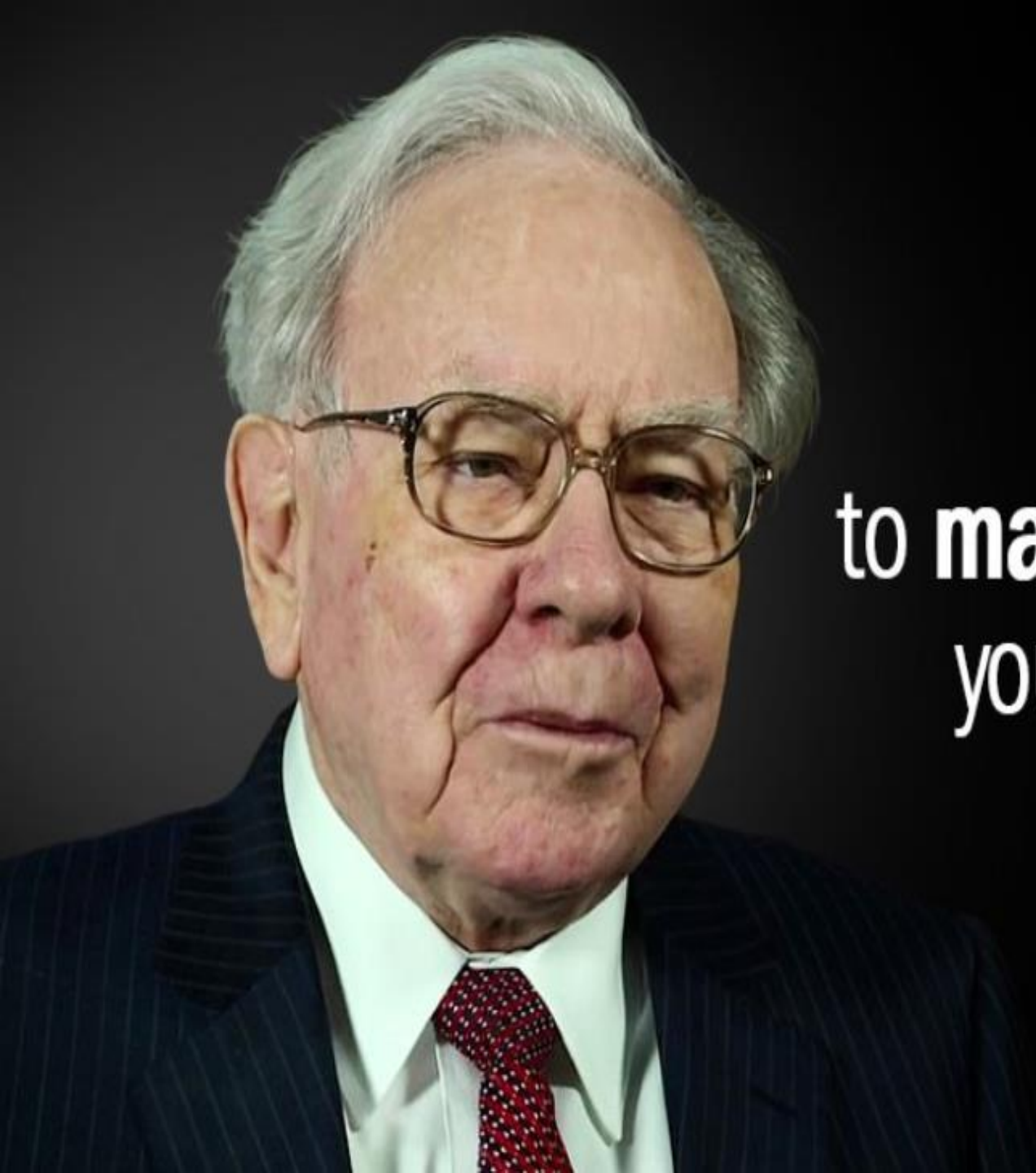
Extra



THE FREEDOM TO DO WHAT YOU WANT







**If you don't find a way
to make money while you sleep,
you will work until you die.**

– Warren Buffett

DOING IT FROM AUSTRALIA

I was struggling to find a way to buy income producing properties in America but everything I tried didn't work or was out dated.. Even the **BANKS were turning me down** for loans because I wasn't a US citizen and didn't have 2 years history with my LLC yet.

Then I meet Zack and **within a couple month I was off and running**. I have 4 duplex's now that **I am making \$2,200 per month** and have about **\$100,000 in equity right now**. I couldn't have done this without learning how to use his L.O.C. System, It is true, No Banks Needed, No Credit Needed and No Cash Needed!!!

If you are considering getting Zack's training you can be assured, **he will give you the direction, systems and tools needed to be successful**. You just have to follow the system and take ACTION to achieve your goals.

THANK YOU, Zack, and here's to many more chats and lunches...
Cheers Mate Robert Coupe 😊





PROPERTY BREAK DOWN

- The deal was as follows:
- 4 duplexes (8 doors)
- Purchase Price \$190,000
- Current Value: \$300,000
- Term: 60 months
- **Paid For In 5 Years**
- Current Rents \$4,700p/m
- Payment To Seller \$2,500p/m
- Found Lead: Rental Ads



**IF YOU ARE BORN
POOR, IT'S NOT
YOUR FAULT.
BUT IF YOU DIE
POOR, IT'S YOUR
MISTAKE.**

QUOTE BY BILL GATES



**BUILD YOUR
REAL ESTATE
TEAM OF THE FUTURE**

identify
invest
analysis
strategy
weaknesses
product
market research
invest
market research
analysis
investigation
potential
consumer
threats
business
market research
opportunities
information
area
strategy
information
discover

MARKET RESEARCH

investigation
organization

research

market

consumer
information

business
analysis

area

distribution

invest
strengths

market research

finance

weaknesses

opportunities

potential

weaknesses

success



market



START YOUR MARKETING

EXPLAIN YOUR PROGRAM





EVALUATE YOUR DEALS

REAL ESTATE PURCHASE CONTRACT

STATE OF _____ COUNTY OF _____ (Seller)

1. PARTIES: _____ agrees to sell and convey to _____ (Purchaser), and Purchaser agrees to buy from _____ for the Property described below.

PROPERTY: (a) Land: Address: _____ or more specifically described as: _____

LOCK UP YOUR DEALS



FIND THE RIGHT BUYERS!



CLOSE DEALS!!!





LEASE OPTION CONTROL CLASS