



Competition Realty, LLC

David M. Lindsey, Principal Broker

5368 Providence Road / Virginia Beach / Virginia 23464

☎** (757) 424-5102 ** FAX (757) 282-2424 **

E-Mail Broker@realtycom.net



MEMORANDUM

TO: Any Party Interested in Making an Offer to Purchase Any of Our Rental Listings

From: David M. Lindsey

RE: Procedures to Follow in Making the Offer

In response to your inquiry,

- “Is your client’s rental property for sale?”
- “How much will your client take for the property?”

We offer the following:

- We represent the owners. If we were to advise you on what to offer or what the terms and condition of any offer ought to be we would not be representing the best interest of [1] our client [2] or you.
- Our client:
 - Has not:
 - Placed their rental property on the market for sale;
 - Has not shared with us any figure they would consider selling their property for or, if they have, we have not been authorized to share that information.
 - Have instructed us to respond;
 - Everything is for sale;
 - If you are interested in purchasing the property the procedure is simple:
 - Submit a written offer/proposal with a certified check made payable to our client - for the full purchase price;
 - We will take/present your offer/proposal to our client;
 - If our client likes your proposal/offer the property is yours.
 - That if you don’t know what the property is worth;
 - You need to hire a professional appraiser to advise you on the value of the property or;
 - you should not make an offer.
 - Feel that you should always remember that you came to them [and offered to buy] - not they to you [to offer to sell];
 - That your interest in the property shows that you feel it has a value;
 - That you know what the property is worth to you;
 - It doesn’t get any simpler than this.

*Disclaimers: [1]Regarding Electronic Signature: If this communication concern negotiation of a contract or agreement, electronic signature rules do not apply to this communication: [2] contract formation in this matter shall occur only with manually-affixed original signatures on original documents. [3] No negotiations respecting any item (including repairs), such as talking about that/any item (s)or securing estimates for same shall not in any way obligate Competition Realty or its Client to that item or repair(s) discussed, nor shall Competition Realty or its Client be held liable for any damage(s)for failure not to include/honor the same unless obligated to do so by the terms set forth in a contract negotiated by the parties with the aforesaid manually affixed signatures. [4]The Signature given hereon is not an electronic signature and is provided only for the purposes of providing information and for no other purpose(s) whatsoever. /The foregoing comments are copyright (C) MMXI David Lindsey and may not be copied, redistributed, extracted from, or recirculated outside of this mailing without written consent by David Lindsey. / Will All Recipients please confirm your receipt by Putting an x in the brackets [] and then faxing this back to us. Thank You.