



**Key Solutions, LLC**

P.O. Box 958 • Sykesville, MD • 21784  
Phone: 410-234-2094 • Fax: 410-655-9535  
MillionDollarWholesaling.com/Blog  
mentor@MillionDollarTechniques.com  
www.MillionDollarTechniques.com

**Open Your Door to Financial Freedom  
Without Cash, Good Credit, or A Real Estate License!**

**EXCLUSIVE CONSULTING AGREEMENT**

This Exclusive Agreement is made on \_\_\_\_\_, 200\_\_\_\_ between \_\_\_\_\_ (the "Company") and of Key Solutions, LLC (the "Consultant"), and is effective on \_\_\_\_\_, 200\_\_\_\_. The Consultant has extensive experience regarding Real Estate Investment Sales, Purchases, Financing, Market Values, etc. and the Company seeks to benefit from the Consultant's expertise by retaining the Consultant as a Real Estate Consultant. The Consultant wishes to perform consulting services for the Company. Accordingly, the Company and the Consultant agree:

1. Services

The Consultant shall provide some of the following mentoring products and services to the Company as needed (as determined by the Consultant) for the following property

\_\_\_\_\_(Property Address)

\_\_\_\_\_(Address Continued):

- o Web-based, E-mail, & Fax Support!!
- o On-line Access to the Contracts, Marketing Materials, & Tools Needed for Your Deals.
- o On-line Expert Guidance with Evaluating, Negotiating, & Contracting Deals with Motivated Sellers.
- o Referral to Our Hard Money Lender.
- o Free Access to Market Properties to Key Solutions' Wholesale Buyers.

2. Compensation

As consideration for the mentoring product and services described in paragraph 1, the Company shall pay the Consultant an upfront **Consultant Fee of \$0** and a **50% of the Company's Sale/Resale Settlement Proceeds** for the subject property.

In the event the Company elects to Buy and then Hold the property for a period longer than 1 month without a sale, the Consultant reserves the right to convert the fee due for the future sale into a note and mortgage secured by the subject property. The terms of the note and mortgage would be 10% simple interest, no payments, with a 1 year balloon payment. The Company would bear the expense of the preparation and recordation of the mortgage. The amount of the note and mortgage would be calculated to be 50% of the equity in the property based on the After Repaired Value or "subject to" repair appraisal or Broker's Price Opinion as calculated by the average of two independent licensed appraiser's appraisals or independent Broker's Broker Price Opinions paid for by the Company, one chosen by the Company and one by the Consultant.



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**Payments from the Company to the Consultant are Non-refundable and must be via Title Company funds or Certified Check.**

#### 3. Miscellaneous

- a. The relationship created by this Agreement shall be that of independent contractor. The Consultant shall have no authority to bind or act as agent for the Company or its employees for any purpose.
- b. Notice or payments given by one party to the other hereunder shall be in writing and deemed to have been properly given or paid if deposited with the United States Postal Service, registered or certified mail, addressed as follows:

**Company Address** [Insert your address]:

**Consultant Address:**

Key Solutions, LLC  
P.O. Box 958  
Sykesville, MD 21784

- c. This Agreement replaces all previous agreements and the discussions relating to the subject matters hereof and constitutes the entire agreement between the Company and the Consultant with respect to the subject matters of this Agreement. This Agreement may not be modified in any respect by any verbal statement, representation, or agreement made by any employee, officer, or representative of the Company, or by any written documents unless it is signed by an officer of the Company and by the Consultant.
- d. **HOLD HARMLESS CLAUSE** – The “Company” its successors and assigns, hereby agrees to save and hold harmless the “Consultant”, any of its independent contractors, agencies, affiliates, corporate partners, officers or employees, all of whom while working within their respective authority, from all cost, injury and damage incurred by any of the above, and from any other injury or damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any provision of this agreement by the “Company”, its agents, or any of its independent contractors. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys’ fees.



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**Company**

\_\_\_\_\_  
**Company**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, That on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the subscriber, a Notary Public for the aforementioned State, personally appeared

\_\_\_\_\_, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

**Consultant**

\_\_\_\_\_  
**Key Solutions, LLC**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, That on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the subscriber, a Notary Public for the aforementioned State, personally appeared **Andre Johnson, managing member of Key Solutions, LLC**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_