



3 DAY BUILDING WEALTH BOOTCAMP

VIRTUAL TOUR OF 69 WALNUT STREET, LEOMINSTER, MA

BUILDING WEALTH BOOTCAMP





GENERAL CONTRACTOR INTERVIEW

BUILDING WEALTH BOOTCAMP



ENTITIES AND ASSET PROTECTION



BOB BLUHM, ESQ

Bob Bluhm is one of the nation's leading asset protection attorneys. In over 30 years as an attorney, Bob has been a trial lawyer and has represented Fortune 500 companies as well as smaller, privately held businesses.

As an international speaker, Bob has shared the stage with heads of state such as U.S. Presidents Clinton, Bush and Trump, U.K. Prime Minister Margaret Thatcher, Russian President Mikhail Gorbachev, Israeli Prime Minister Benjamin Netanyahu, and others, such as Tony Robbins, Lou Dobbs, Jim Cramer, David Bach, Dean Graziosi, Suze Orman and Robert Kiyosaki. He is the author of several articles on asset protection and is a contributor to "The Asset Protection Handbook."

Bob specializes in protecting real estate investors and other business owners from lawsuits, lowering their taxes and reducing their risk of an IRS audit. He and his team work with both U.S. and foreign investors wanting to invest in U.S. real estate. Bob and his team have helped thousands of people all over the world grow their wealth more quickly and securely.

BUILDING WEALTH BOOTCAMP 

BOB BLUHM

[By Zoom!](#)

BUILDING WEALTH BOOTCAMP



SCOT

BUILDING WEALTH BOOTCAMP 

LUNCH BREAK



SELLER CALLS

LIVE SELLER CALLS

BUILDING WEALTH BOOTCAMP 

TENANT/BUYER AGREEMENTS

1. Lease Agreement

2. Option Agreement

**BUT, we use a different set of Agreements for
Massachusetts**

REAL ESTATE PURCHASE OPTION AGREEMENT

THIS AGREEMENT dated as of _____, by and between _____
(hereinafter referred to as "Optionor") and:

OPTIONEE

Name:

Address:

City, State, Zip:

(Hereinafter referred to (if applicable, collectively) as "Optionee");

RECITALS:

Optionor desires to grant to Optionee an option to purchase a certain parcel of real estate property owned by Optionor located in [County] County, [City], more particularly described as: (hereinafter referred to as the "Property"):

The land with buildings thereon situated in [City], [State], known and being Number [Address];

[property as described in Registry of Deeds]

Optionor grants to Optionee an option to purchase the entire Property in Fee Simple Absolute conditioned on Optionee fulfilling all responsibilities under the Real Property Possession and Lease Agreement (hereinafter referred to as the "Lease Agreement") executed of even date herewith, and by reference incorporated herein. Such responsibilities include, but are not limited to, Optionee's duty to improve, repair, renovate or otherwise make habitable fully, the Property; and

Optionee, recognizing the value of being able to acquire a homestead property, desires to purchase the Property upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein and the payment of \$00,000.00 (a non-refundable option payment) good and valuable consideration, in accordance with the payment schedule in this Option Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Optionor hereby grants unto Optionee, all respective heirs and successors, an irrevocable and exclusive option and right to purchase ("Option") the interest of Optionor in and to the Property at a purchase price of \$_____. No portion of the rental payments as required in the aforesaid Lease Agreement shall be a credit against the purchase price. The option payment will be applied to the purchase price if this option is exercised. The Option shall continue until the expiration of the initial term of, or a breach under, the Lease Agreement. However, if prior to expiration of the initial term of the Lease Agreement the Optionee defaults under the Lease Agreement, this Purchase Option Agreement shall terminate.

2. If Optionee does not exercise the Option in Paragraph 1 within _____ months of the commencement of

REAL PROPERTY POSSESSION AND LEASE AGREEMENT

THIS REAL PROPERTY POSSESSION AND LEASE AGREEMENT, (hereinafter referred to as the "Agreement") made as of the _____ day of _____, 20____, by and between _____, (hereinafter referred to as "lessor"), and:

Lessee:

Name:

Address:

City, State, Zip:

(Hereinafter referred to (and if applicable, collectively) as "lessee").

In consideration of the rents and mutual covenants herein set forth, lessor and lessee agree:

1. **PREMISES** The lessor leases to the lessee and the lessee rents from the lessor the premises described in Exhibit "A" attached hereto, together with all improvements thereon, (herein referred to as the "premises"), under the following terms and conditions.

2. **INITIAL TERM** The initial term of this Agreement shall commence on and continue until the dates set forth in Exhibit "A", unless extended or sooner terminated as hereinafter provided.

3. **POSSESSION AND OCCUPANCY** The premises shall be used only as a residence by lessee. The premises will not be used or allowed to be used for any unlawful purposes, or for any purposes deemed hazardous by lessor or lessor's insurance company because of risk. Lessee will conform with and obey the laws, ordinances, rules, regulations, requirements, and orders of all governmental agencies having jurisdiction over said premises and the use and occupancy thereof.

4. LEASE PAYMENT

4.1 **Lease Payment** The lessee agrees to pay to the lessor a lease payment/rent for the premises during the term hereof in monthly installments on the 21st day of each month in advance and without notice which lease payment/rent shall be payable to lessor in the amount and at the address shown on Exhibit "A" or at such other place as lessor may hereafter specify in writing. The annual lease payment/rental shall be the amount set forth on Exhibit "A" and which is paid by the monthly installment amount set forth in Exhibit "A". Said installment shall be paid for each and every month during the "Term" of this Agreement. **SENDING THE LEASE PAYMENT/RENT BY THE DUE DATE DOES NOT CONSTITUTE PAYMENT. RENTS MUST BE RECEIVED AT THE OFFICE OF THE LESSOR BEFORE 5:00 O'CLOCK P.M. ON THE DUE DATE OF EACH MONTH TO BE CONSIDERED PAID. MONIES RECEIVED ARE APPLIED FIRST TO CLEAR OUTSTANDING BALANCES, IF ANY, AND THEN TO THE CURRENT LEASE PAYMENT/RENT. CASH WILL NOT BE ACCEPTED. ALL LEASE PAYMENTS MUST BE MADE TO THE LESSOR VIA THE LESSOR'S ESTABLISHED RENT COLLECTION WEB PORTAL AT WWW.APARTMENTS.COM.**

4.2 **Security Deposits** There shall be no security deposit.

5. **CONDITION AND IMPROVEMENTS** Lessee accepts premises in its present "AS IS" condition. Lessee accepts all risks attendant with possession of the premises. Lessee waives any and all claims whatsoever against lessor based upon the condition of the premises at the time of the execution of this Agreement and lessee's possession thereof.

Lessor warrants during only the first thirty (30) days of this Lease the heating, cooling, plumbing, and electrical systems.

PURCHASE AND SALE AGREEMENT

Date: _____

1. PARTIES

Reliable Property Development, LLC

hereafter called "SELLER" agrees to sell, and

Name

hereafter called the "BUYER" agrees to buy, on the terms and conditions hereafter set forth, the real property described herein and hereafter called the "Premises."

2. DESCRIPTION OF THE PREMISES

The Premises, including all appurtenant easements, if any, which are the subject of this agreement are described on Exhibit A attached hereto. The Premises are located at _____.

3. IMPROVEMENT AND FIXTURES

Included in the sale, as a part of the Premises, are the permanent buildings, structures, and improvements now located thereon, and the fixtures belonging to the SELLER and used in connection therewith, including, if such are attached to and now used in connection with the Premises: wall-to-wall carpeting, screens, screen doors, storm windows and doors, shutters, heating equipment, hot water heaters, plumbing and bathroom fixtures, electric and other lighting fixtures, and trees, shrubs, and plants.

And specifically included are: range, stove, refrigerator, and microwave.

4. TITLE AND DEED

The Premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER by written notice sent to SELLER or SELLER'S attorney, by certified mail return receipt requested, or by facsimile transmission, at least seven days before the deed is to be delivered as herein provided. Said deed shall convey a good and clear record and marketable title to the premises, to the BUYER, free from all encumbrances except:

EXHIBIT B TO PURCHASE AND SALES AGREEMENT:

USE & OCCUPANCY AGREEMENT

SELLER: [Owner of Property]

BUYER:

PROPERTY ADDRESS:

DATE:

The undersigned parties agree to the following terms regarding the Amendment to Purchase and Sales Agreement with Use and Occupancy of the subject property.

1. The Seller agrees to sell the subject property and the Buyer agrees to buy the subject property. Buyer's purchase of the property is subject to and conditioned upon financing and the financing contingency in Purchase and Sales Agreement shall survive whereas the dates for obtaining financing shall be adjusted to reflect the date of performance that the parties mutually select. The closing will occur on or before _____. If the closing does not occur on or before _____ then the Purchase and Sales Agreement and this agreement shall be null and void unless mutually extended.
2. The Seller has agreed to allow the Buyer to use and occupy the premises commencing on _____. BUYER understands that such use is permissive and is terminable at will by SELLER. Buyer shall use and occupy the premises for residential purposes only and shall comply with the rules, regulations, and laws affecting the property.
3. The Buyer agrees to pay the Seller \$_____ per month as a charge for the Use and Occupancy. First month's use and occupancy will be paid at the time Buyer signs this Agreement. Payment will be due each month on the 20th. Buyer will be entitled to a reduction in the purchase price of the premises at the time of closing based on the per diem amount of the last month's Use & Occupancy for each day not used prior to the date of closing.
4. The BUYER will pay all utilities during the BUYER's occupancy. The parties acknowledge that the Buyer's name will be added to each utility account currently servicing the premises to allow BUYER to communicate with the utility service

TOMORROW

- Attorney David Lebwith – Contracts, Closings, and Fraud
- Kelle O'Keefe – Investor's Realtor
- Self-Directed IRAs and 401ks
- Infinite Banking Concept
- Long-Term Business Plans