

INVESTORS

Wise Investors Buy From MRC

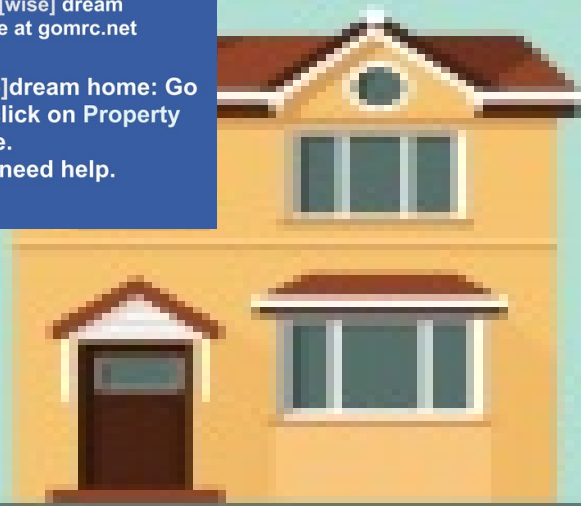


Meadows Realty & Construction
404 Ridgewood Avenue
Dundee, FL 33838
863-287-5981
www.gomrc.net
FL LIC # BK707419/ FL LIC# CBC 1250530



Follow the Wise
Old Owl to find
your[wise] dream
home at gomrc.net

To search for your [wise]dream home: Go
to www.gomrc.net and click on Property
Search at top of website.
Call 863 287 5981 if you need help.



Waymon Ellis Meadows - Licesed Real Estate Broker and Builder
404 Ridgewood Avenue - Dundee, Florida 33838
Phone: 863-287-5981 - Email: BigW1937@aol.com - www.WaymonMeadowsRealEstate.com.

What Buyers-Sellers Say About Waymon

What Cutomers Are Saying About Waymon

I had our home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no onereally interested in making an offer to buy my property. I cancelled my listingand listed it with Waymon. He had a cash offer the next day. Closed in 10 days.I left the closing smiling, in amazement; wondering, "how did Waymon doit?" CW

I met with Waymon.We had been trying to sell the property for years. Waymon said: "I will sell this property."He sold and closed the deal in two weeks. ABM

Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. I am excited to have my home built and to be able to watch it go up from the ground level. Iwas very pleased in the way that you represented me, and you can be assuredthat I will recommend you to any and every one that is looking to purchase anew home, again thank you so much. Torsha

I have nothing but praise for Mr. Meadows.He was extremely generous and kind in helping us get our home on the market, within a day of listing our property Mr. Meadows found the people who are purchasing our home.We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon. ID



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MeadowsRealty & Construlon Co.,LLC Since 1974

MRC



Guaranteed Sale

These Agents offer the bold claim that "if we don't sell your home, we will buy it." It sounds like a strong guarantee, until you read the find print, which requires a deep price discount on the property for the agent to buy it.

No Gemmics

No gimmicks, just satisfied customers:"I had my home Listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling,in amazement; wondering, "how did Waymon do it?" CW

CMA

Do you want to sell your real estate fast? The CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real estate is listed too low, owners will lose money.

EXPERIENCE

45 years' experience helping customers buy/sell their home.

www.WaymonMeadowsRealEstate.com

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Your Home Sold Fast !!!



Since 1974

863-287-5981

MRC

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Once installed you will
never need another roof

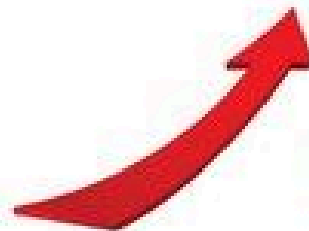
Buyers-Sellers Need a CMA

FREE HOME EVALUATION

1. NO COST
2. TAKES 2 MINUTES
3. NO OBLIGATION
4. WWW.GoMRC.net



BK707419



FREE HOME EVALUATION
CLICK www.gomrc.net
FILL OUT CONTACT FORM AND SEND

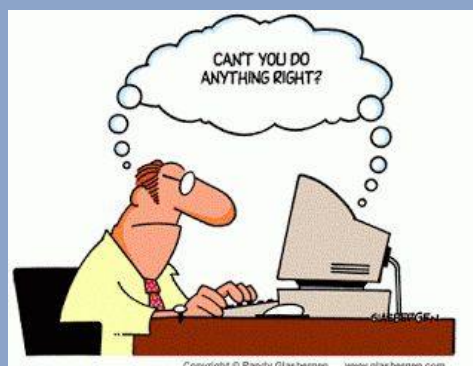


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White Lady & Dog



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Exclusive Buyer Brokerage Agreement

Exclusive Buyer Brokerage Agreement

1. PARTIES: _____ ("Buyer") grants Real Estate Broker Office the exclusive right to work with and assist Buyer in locating and negotiating the acquisition of suitable real property as described below. The term "acquire" or "acquisition" includes any purchase, option, exchange, lease or other acquisition of an ownership or equity interest in real property.
2. TERM: This Agreement will begin on the _____ day of _____, _____ and will terminate at 11:59 p.m. on the _____ day of _____, _____ ("Termination Date"). However, if Buyer enters into an agreement to acquire property that is pending on the Termination Date, this Agreement will continue in effect until that transaction has closed or otherwise terminated.
3. PROPERTY: Buyer is interested in acquiring real property as follows or as otherwise acceptable to Buyer ("Property"): (a) Type of property: (b) Location: (c) Price range: \$ _____ to \$ _____ Buyer has been pre-qualified pre-approved by for (amount and terms, if any) _____ and conditions: _____

4. BROKER'S OBLIGATIONS: (a) Broker Assistance. Broker will * use Broker's professional knowledge and skills; * assist Buyer in determining Buyer's financial capability and financing options; * discuss property requirements and assist Buyer in locating and viewing suitable properties:

assist Buyer to contract for property, monitor deadlines and close any resulting transaction; cooperate with real estate licensees working with the seller, if any, to affect a transaction. Buyer understands that even if Broker is compensated by a seller or a real estate licensee who is working with a seller, such compensation does not compromise Broker's duties to Buyer. (b) Other Buyers. Buyer understands that Broker may work with other prospective buyers who want to acquire the same property as Buyer. If Broker submits offers by competing buyers, Broker will notify Buyer that a competing offer has been made, but will not disclose any of the offer's material terms or conditions. Buyer agrees that Broker may make competing buyers aware of the existence of any offer Buyer makes, so long as Broker does not reveal any material terms or conditions of the offer without Buyer's prior written consent. (c) Fair Housing. Broker adheres to the principles expressed in the Fair Housing Act and will not participate in any act that unlawfully discriminates on the basis of race, color, religion, sex, handicap, familial status, country of national origin or any other category protected under federal, state or local law.

(d) Service Providers. Broker does not warrant or guarantee products or services provided by any third party whom Broker, at Buyer's request, refers or recommends to Buyer in connection with property acquisition.

ACKNOWLEDGMENT; MODIFICATIONS: Buyer has read this Agreement and understands its contents. This Agreement cannot be changed except by written agreement signed by both parties.

Date: _____ Buyer: _____ Tax ID No: _____

Address _____ Zip: _____

Telephone: _____ Facsimile: _____

Date: _____ Buyer: _____ Tax ID No: _____

Address _____ Zip: _____

Telephone: _____ Facsimile: _____

Date: _____ Real Estate Associate: _____

Date: _____ Real Estate Broker: Waymon Ellis Meadows 863-287-5981 404 Ridgewood Ave., Dundee, FL 33833



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