BUSINESS CONSULTANT AGREEMENT WITH REIMBURSABLE FEE

This Agreement is made between FirstTrust Realty, Inc., 882 E. Coquina Drive, Daytona Beach, Florida 32117 – Telephone (386) 252-5500 (the 'Consulant') and (the 'Client') below:

Client's First and Last Name: _____

Company (if any): _____

Address: _____

City: _____ State: _____ Zip: _____Country:_____

Home Phone: (_____)_____

Work Phone: (_____)_____

Cell Phone: (_____)_____

FAX: (_____)_____

Email: _____

Type Property: _____

Location: _____

Your Criteria: _____

Available Cash: _____

WHEREFORE, Client desires that Consultants' services will find a desirable real estate investment. Consultant will use its best efforts to produce a desirable property for the client.

1. Consultation services are payable in advance and monies received are placed into an escrow account and withdrawn as earned. Consultants professional fee is $100.00 per hour. The amount of time expended will depend on the level of clients needs, however no more than the amount in the escrow account will be billed. Consultation billing for a specific property terminates after a buyer's offer is prepared and presented to the seller.

2. Real Estate consultation services may include any of the following: researching properties for sale, gathering information, phone calls, emails, faxes, cash flow projections, written reports, reporting findings to client.

3. Consultant is an independent contractor and not an employee of Client for IRS reporting purposes.

4. Consultant is not an agent of Client and does not make commitments for Client.

5. Client agrees to employ the FirstTrust Realty, Inc. to assist Client to negotiate terms and conditions with respect to a purchase, exchange, option, lease, of real property or a business opportunity; including a joint venture, REO, bankruptcy or auction property, pursuant to a separate written 'Client Disclosure and Contract'. Client in consideration **shall receive a credit for all consultation fees paid**, which will be applied toward FirstTrust Realty, Inc. commission upon a closing.

6. This Agreement does not prevent Client from consulting and/or purchasing any other non-disclosed property from a source unrelated to Consultant's efforts and/or introductions.

7. Either party may cancel this agreement upon written notice effective immediately upon receipt.

8. You agree to indemnify, defend and hold harmless FirstTrust Realty, Inc., its broker, sales associates, affiliates, officers, directors, shareholders, agents, employees, consultants and independent contractors from any and all claims, liability, damages and costs (including without limitation attorneys' fees and legal costs) arising out of or related to this Agreement. Venue for any dispute regarding this Agreement shall be Volusia County, Florida.

9. I want to open a consultation account and enclose with this Agreement an escrow retainer of $1,000.00 (U.S. Dollars). Mail to: FirstTrust Realty, Inc., 882 E. Coquina Drive, Daytona Beach, FL 32117. Make payment to: FirstTrust Realty, Inc.

_____ _____ X_____

Date Name Printed Client Signature

_____ _____ X_____

Date Name Printed Consultant Signature