

CREATING OFFERS

PORTFOLIO

Real Estate Tasks

I used **Form Simplicity** in Florida and **Zipforms/SkySlope Forms** in Texas when writing offers, addendums, and other docs needed in transactions

Welcome to
Form Simplicity

User ID *
3264224

Password *

I would like to reset or register my password.

Submitting...

New Transaction

Street Address *
13690 SW 142nd Ave #35, Miami, FL 33186

Transaction Name * Same as address
Listing - 13690 SW 142nd Ave #35

Property Type
Residential

Transaction Type
Set Transaction Type

Use Forms Package

Name	Usage	Created By
<input type="radio"/> AS IS CONTRACT Cash offer No financing	Brokerage	Mahallati, Babac
<input type="radio"/> AS IS CONTRACT Conventional Financing	Brokerage	Mahallati, Babac
<input type="radio"/> AS IS CONTRACT FHA Financing	Brokerage	Mahallati, Babac
<input type="radio"/> CRSP CONTRACT	Brokerage	Mahallati, Babac
<input type="radio"/> LISTING PACKAGE (RENTAL)	Brokerage	Mahallati, Babac

Home Transactions Blank Forms My Files Contacts Templates

Insert Clause Annotate

"AS IS" Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

LONDONFOSTER
EMPOWERED AGENTS

PARTIES: Charles F Dreher & Joyce H Dreher ("Seller"),
and Amilcar & Brenda Briggiet ("Buyer"),
agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and any riders and addenda ("Contract"):

1. PROPERTY DESCRIPTION:

(a) Street address, city, zip: 15349 SW 150th St, Miami, FL 33196

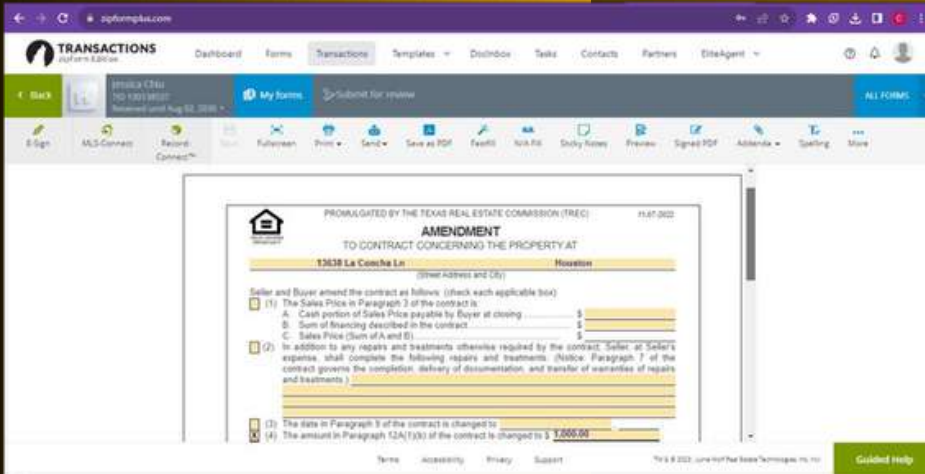
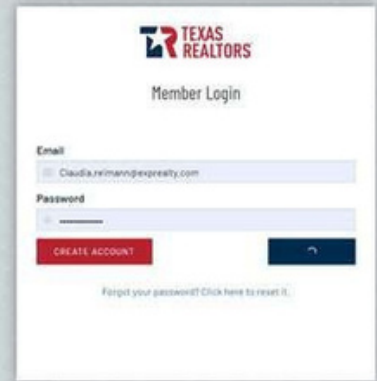
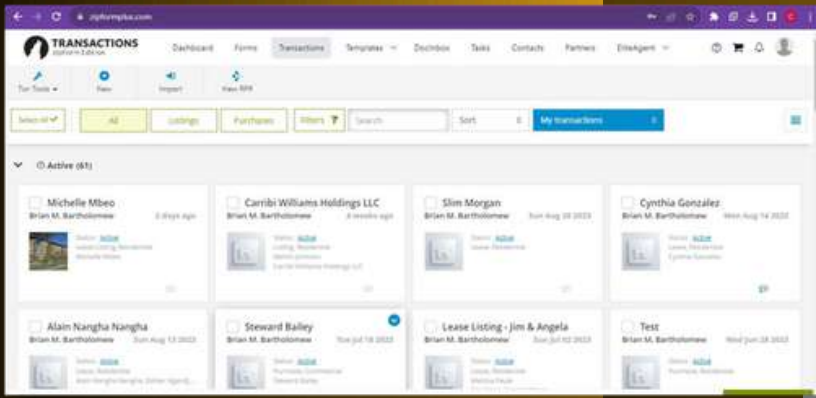
(b) Located in: Miami-Dade County, Florida. Property Tax ID #: 30-59-21-004-0100

(c) Real Property: The legal description is RIVER BEND SEC 1 PB 137-87 LOT 10 BLK 1 LOT SIZE 13053 SQ FT F/A/U 30-5921-000-0030 OR 16768-0298 0495 1

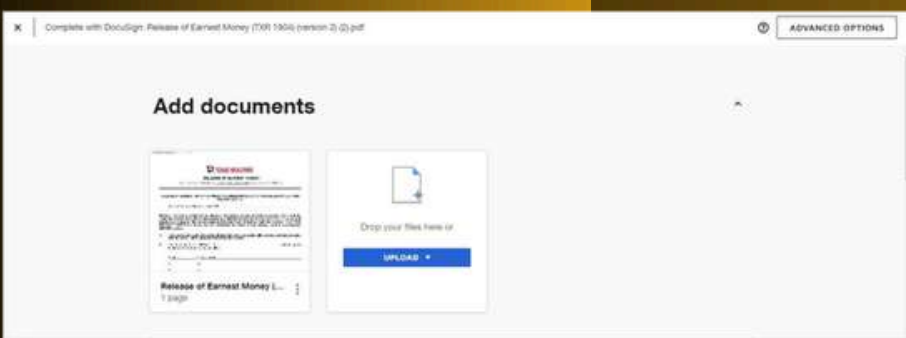
together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms of this Contract.

(d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), light fixture(s), drapery rods and shades, blinds, window coverings, and other items attached to the property.

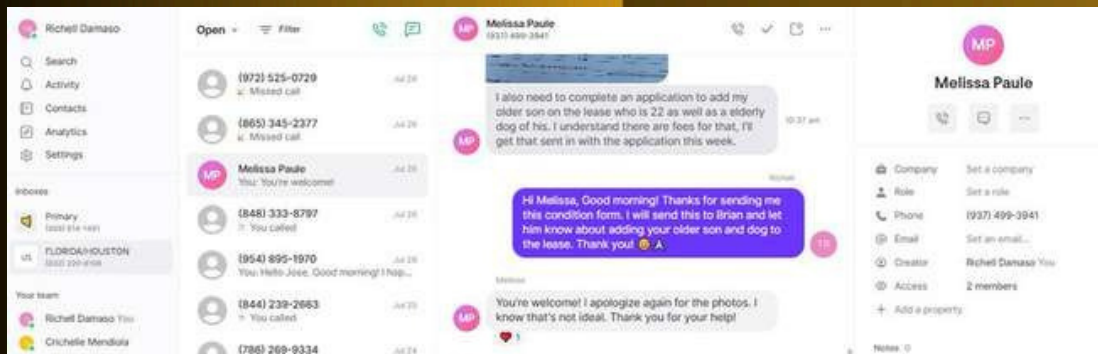
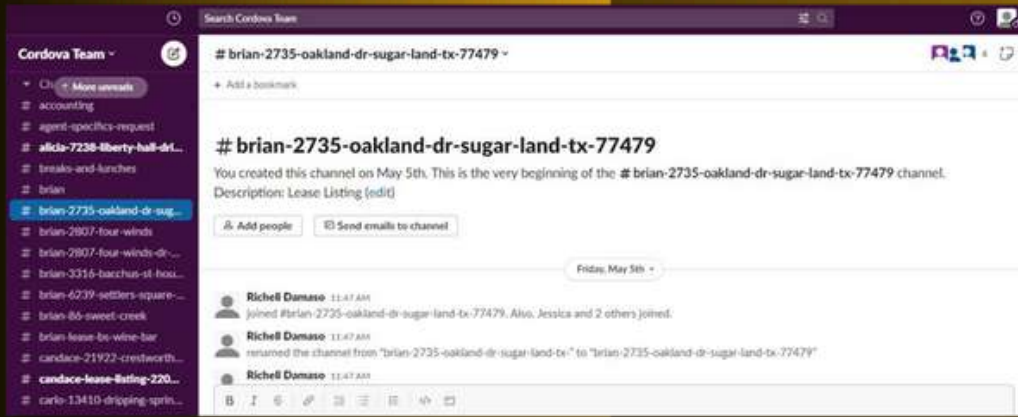
Back to Top



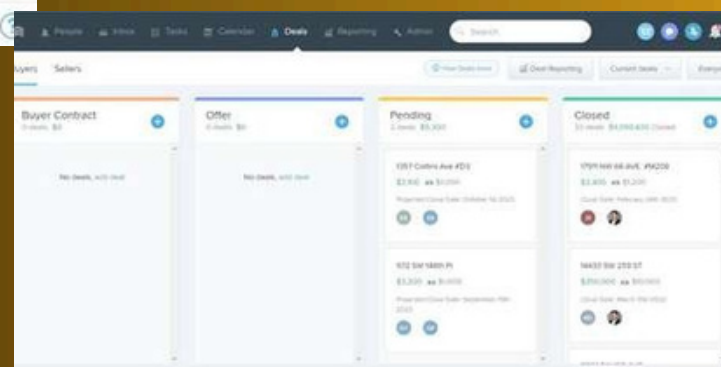
DocuSign or Authentisign when sending offer/amendments/addendums/listing docs/buyer/tenant representation forms for signing to buyers or sellers.

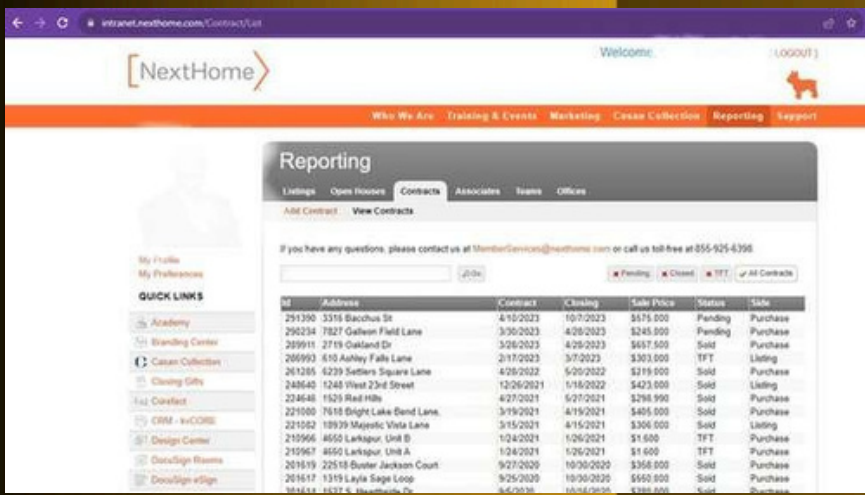


Slack, Grasshopper, Openphone, IM, Talkroute and GVoice is what we're using for communication to clients and to our agents and all parties.

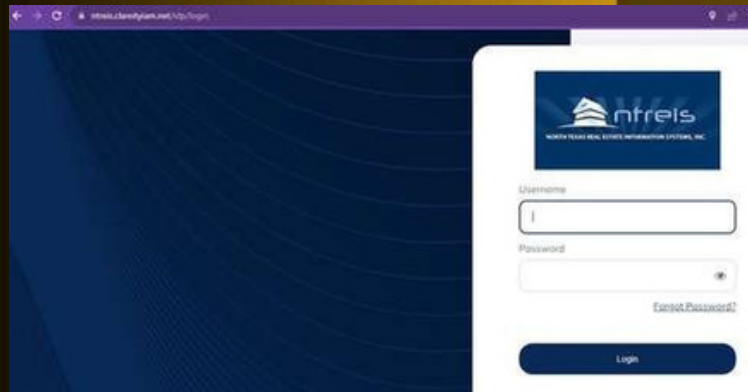
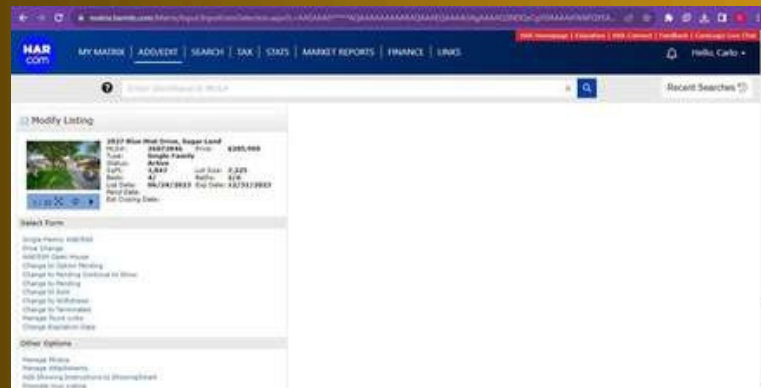


I've been using follow up boss, Intranet portal as a CRM for my agents to store clients data, upload important files and create new transactions that are under contract.





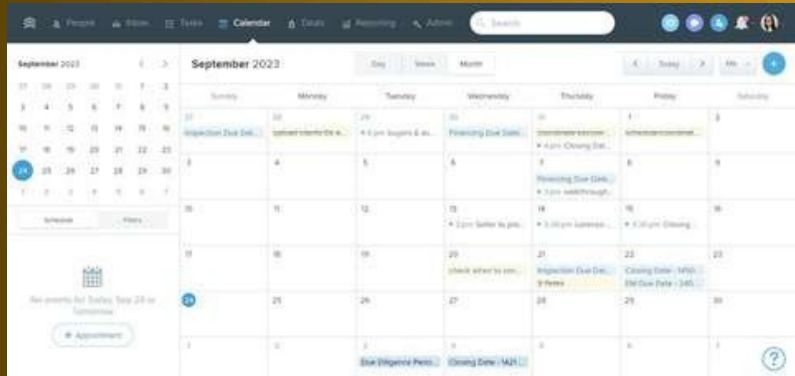
FMLS, GMLS, HAR MLS, MIAMI MLS, NTREIS, Remine and even Calgary MLS are those MLS listings sites that I know.



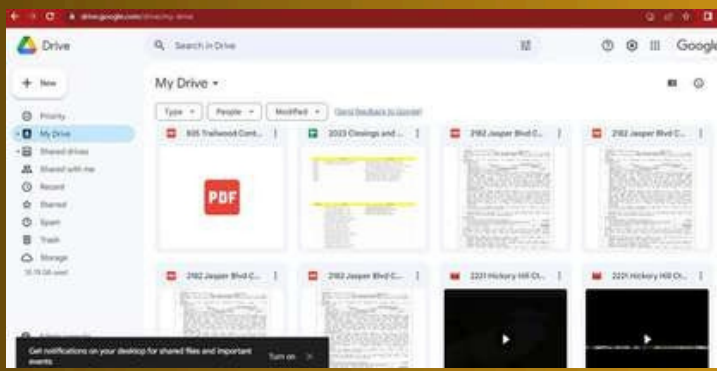
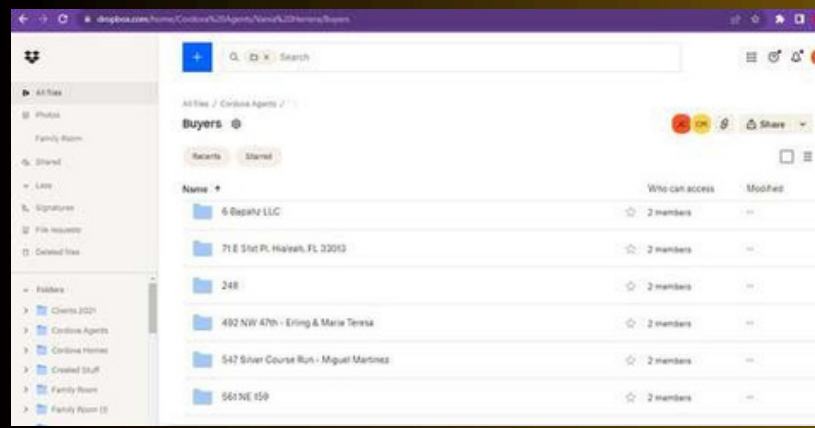
One of my agents used this portal because this is his brokerage and we used this for creating new transactions that are under contract.



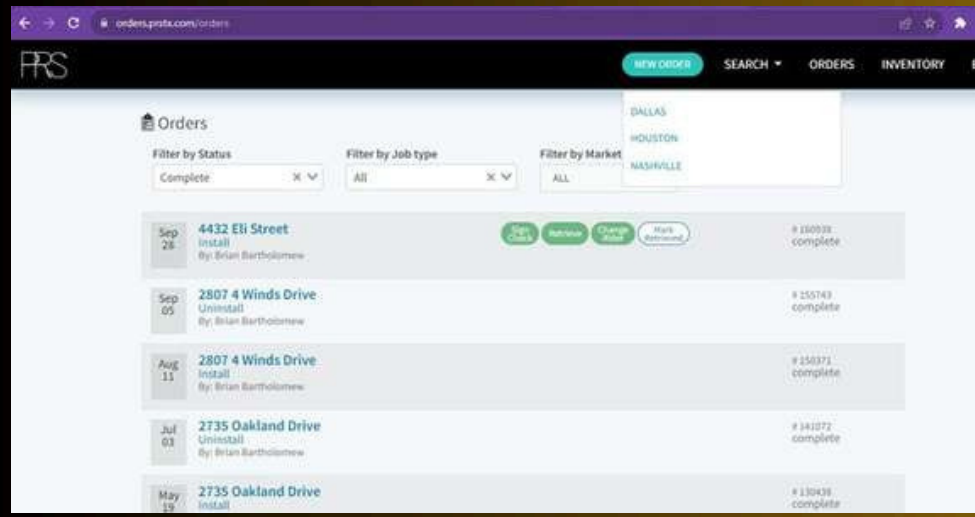
I manage Agent's Gcalendar and FUB calendar for sending invites to important events and due dates in contracts.



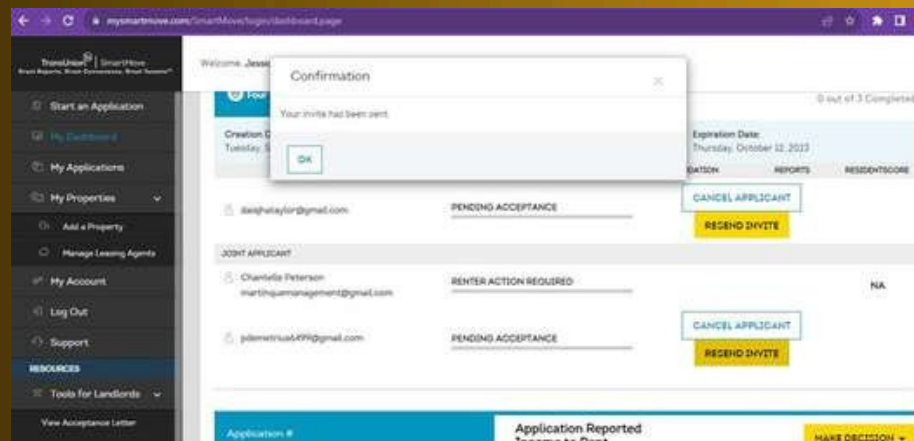
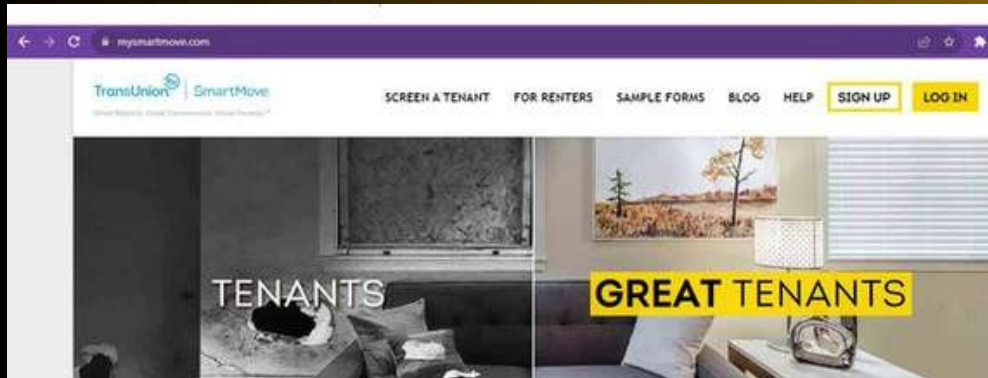
I also know how to use GDrive and Dropbox as a cloud storage for storing agent's important files.



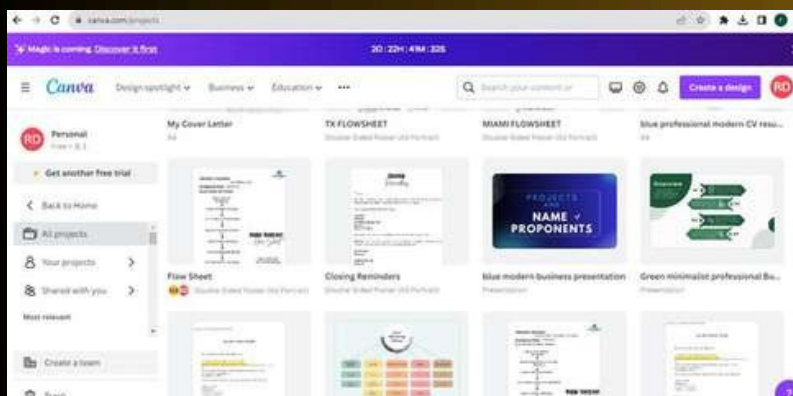
Upon making the listing live in MLS, the portal I use for my agent is PRSTX portal for ordering sign/rider and to order photography.



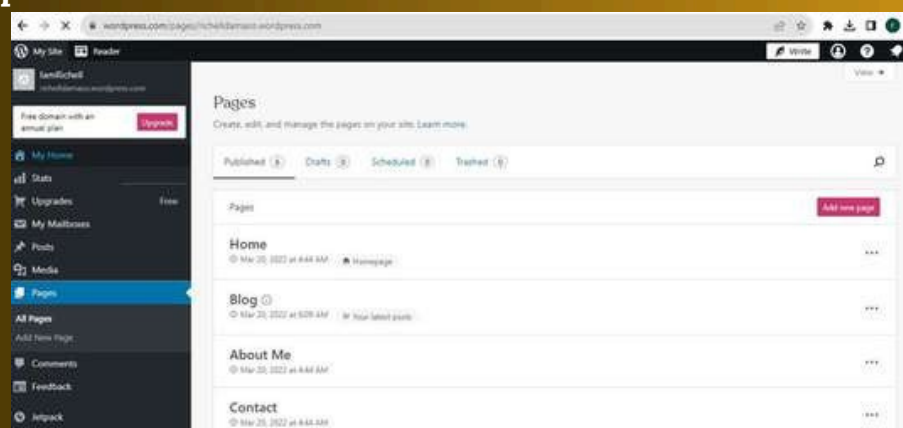
I used this portal for sending invites to prospective tenants for tenant screening process since I handled leasing contracts too, we need that.



I use Canva for light editing and Adobe Premiere Pro for basic video editing.



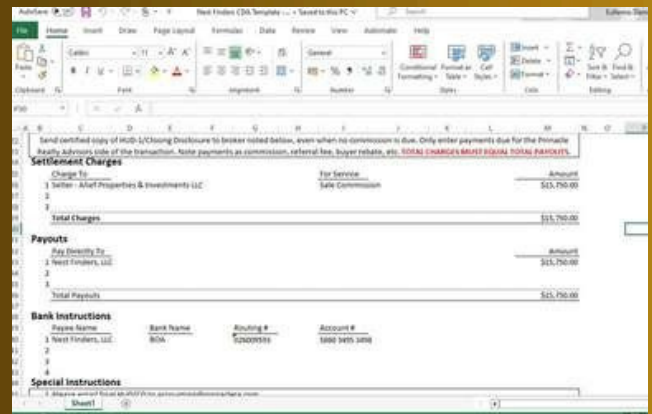
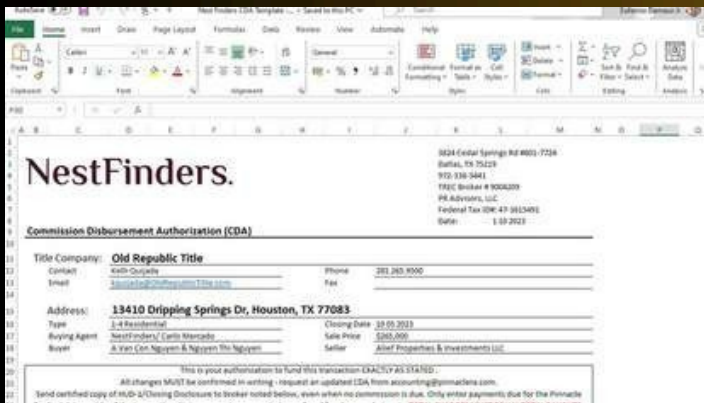
For making a website, I use wordpress.



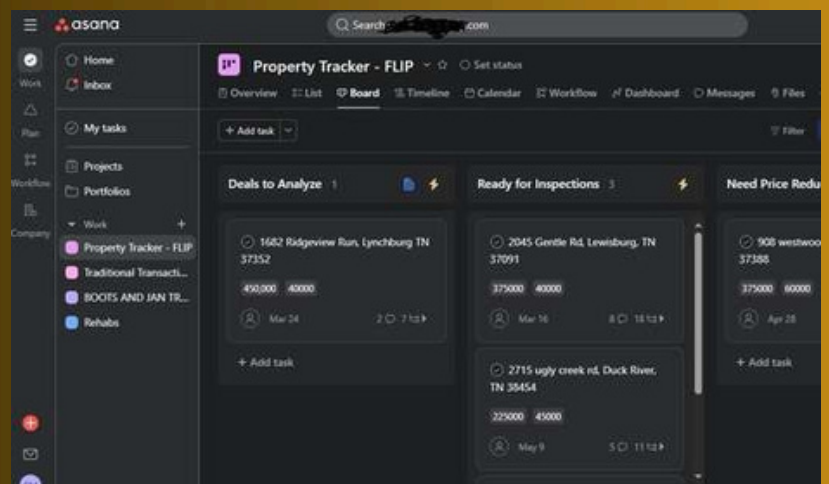
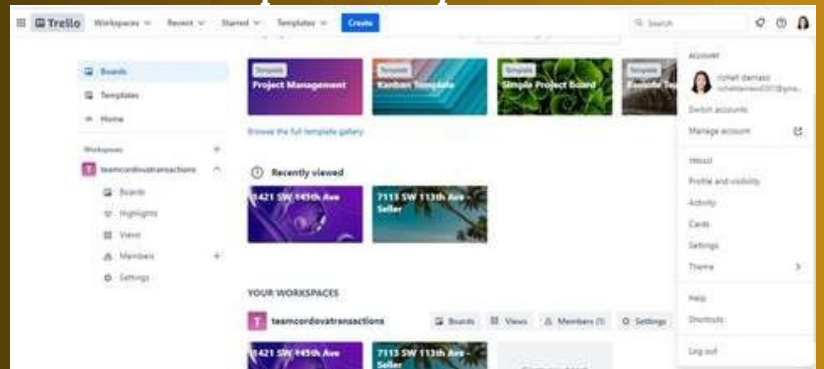
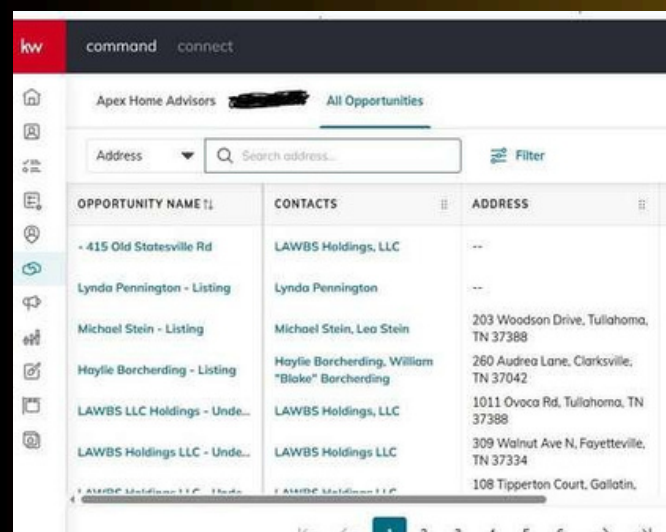
I handled 3 Google workspace for different agents I have.



I am also trained on how to create a CDA 1 week before closing and send to Title to ensure agents will get their commission on time once transaction closed.



Lastly, I know how to use Trello, Asana and KW Command. For Transaction Management, I know how to use Brokermint and Paperless Pipeline





RELEASE OF EARNEST MONEY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® , INC. IS NOT AUTHORIZED.
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RELEASE OF EARNEST MONEY BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

2827 Blue Mist Drive, Sugar Land, Texas 77498

NOTICE: This form provides for the release of the parties, brokers, and title companies from all liability under the contract (not just for disbursement of earnest money). Do not sign this form if it is not your intention to release all the persons signing this form from all liability under the contract. READ THIS RELEASE CAREFULLY. If you do not understand the effect of this release, consult your attorney BEFORE signing.

A. The undersigned Buyer and Seller release each other, any broker, title company, and escrow agent from any and all liability under the aforementioned contract.

B. The undersigned direct Old Republic Title (escrow agent) _____ to disburse the earnest money as follows:

\$2700 to Ayesha Sheikh

\$ _____ to _____

\$ _____ to _____

\$ _____ to _____

Ayesha Sheikh 09/22/2023 12:13 PM CDT
Buyer Date

Muhammad Younus Sheikh 09/22/2023 12:16 PM CDT
Date

Kausar Parveen 09/22/2023 12:13 PM CDT
Buyer Date

Address: _____

Keller Williams Southwest
Other/Cooperating Broker

By Aqeel Virk 09/22/2023 4:36 PM GMT-66[A:M9SV-V1UQ-XRFP] Date

Address: 1650 Hwy 6, Ste 350

Sugar Land, TX 77479

(TXR-1904) 2-6-02

DocuSigned by: 9/22/2023 | 5:35 PM
Seller E. Allen Date

Seller Date

Address: _____

NestFinders
Listing/Principal

DocuSigned by: 9/22/2023 | 5:36 PM
Carla E. Miranda Date

Address: _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
NOTICE OF BUYER'S TERMINATION OF CONTRACT
CONCERNING THE CONTRACT FOR THE SALE OF THE PROPERTY AT



2827 Blue Mist Drive _____ Sugar Land _____
(Street Address and City)

BETWEEN THE UNDERSIGNED BUYER AND Ruth E. Allen for the Allen Irrevocable Trust _____
(SELLER)

Buyer notifies Seller that the contract is terminated pursuant to the following:

- (1) The unrestricted right of Buyer to terminate the contract under Paragraph 5 of the contract.
- (2) Buyer cannot obtain Buyer Approval in accordance with the Third Party Financing Addendum to the contract.
- (3) The Property does not satisfy Property Approval in accordance with the Third Party Financing Addendum to the contract. Buyer has delivered to Seller lender's written statement setting forth the reason(s) for lender's determination.
- (4) Buyer elects to terminate under Paragraph A of the Addendum for Property Seller's Mandatory Membership in a Property Owners' Association.
- (5) Buyer elects to terminate under Paragraph 7B(2) of the contract relating to the Disclosure Notice.
- (6) Buyer elects to terminate under Paragraph (3) of the Addendum Concerning Right to Terminate Due to Lender's Appraisal. Buyer has delivered a copy of the Appraisal to Seller.
- (7) Buyer elects to terminate under Paragraph 6.D. of the contract (6.C. for Residential Condominium Contract) because timely objections were not cured by the end of the Cure Period.
- (8) Other (identify the paragraph number of contract or the addendum):

NOTE: This notice is not an election of remedies. Release of the earnest money is governed by the contract.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS FORM CAREFULLY.

Ayesha Sheikh
Buyer _____
Date

dotloop verified
09/22/23 12:11 PM
CDT RL5T-1V1Q-SLYV-
LXPW

Muhammad Younus Sheikh
Buyer _____
Date

verified
09/22/23 12:16 PM CDT
EESD-WCVE-QYC1-LQFT
dotloop verified
09/22/23 12:13 PM CDT
RDKE-5BAY-QW6R-W05A



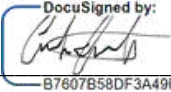
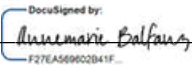
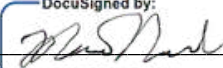
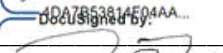
This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 38-7. This form replaces TREC No. 38-6.



Addendum to Contract

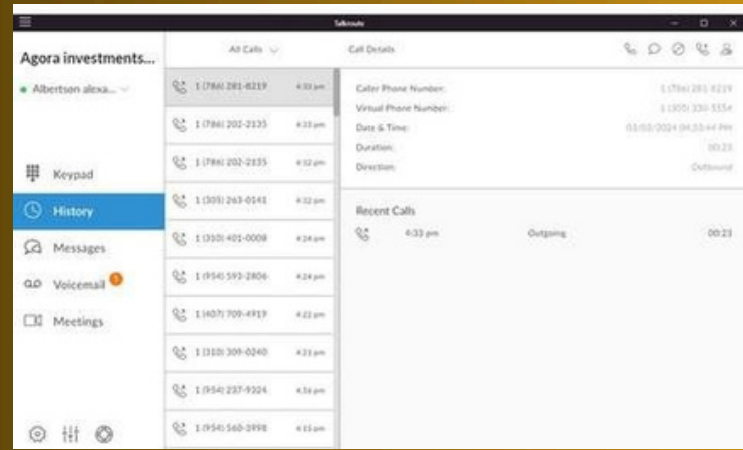
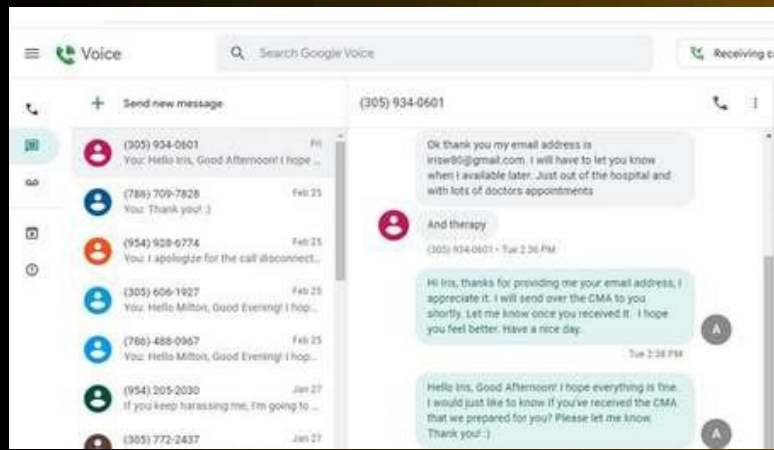
Addendum No. 1 to the Contract with the Effective Date of November 13, 2022 between Maria Montiel & Nora Isabel Restrepo and Annamarie Balfanz (B concerning the property described as: 1765 NW 15th St. Miami, FL 33125

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract: correcting the property address to 1769 NW 15th St. Miami, FL 33125

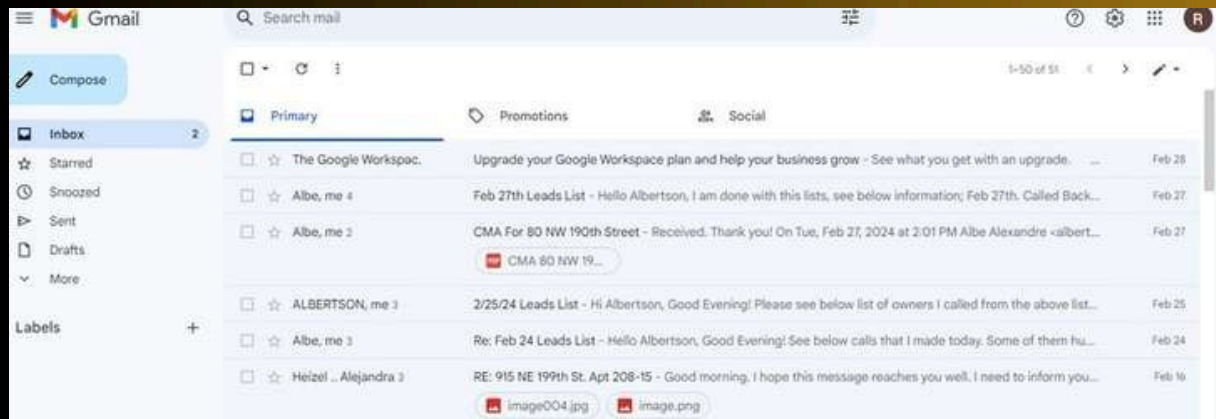
Buyer: _____	 DocuSigned by: B7607B58DF3A49F...	Buyer: _____	Date: <u>12/15/2022 2:06 PM PST</u>
_____	 DocuSigned by: F27EA5690C2B41F...	Seller: _____	Date: <u>12/15/2022 12:58 PM PST</u>
_____	 DocuSigned by: D4A7B53814F04AA...	Seller: _____	Date: <u>12/15/2022</u>
_____	 DocuSigned by: D4A7B53814F04AA...	Seller: _____	Date: <u>12/15/2022</u>



As a Personal Assistant and a Cold Caller for my previous client, I'm cold calling distressed homeowners, I used Google Voice and Talkroute for calling.



I use Google Workspace and Whatsapp when communicating with my client.



I utilize Miami-Dade RealForeclose and Broward Realforeclose to identify potential leads by contacting homeowners in distress due to their properties being in foreclosure, offering them solutions to navigate through their situation and options to potentially exit the foreclosure process.



You can also check my portfolio and some of my works here in my website:

<https://richelldamaso.wordpress.com/?frame-nonce=f9cef6192b>

TRANSACTION COORDINATOR/ REAL ESTATE VA/ SOCIAL MEDIA MARKETING

Hi! I am Richell Damaso, your skilled and trained virtual assistant. I am trustworthy, very organized, detail-oriented person and can multitask things that can be a great asset to your company. I can help you grow your business.

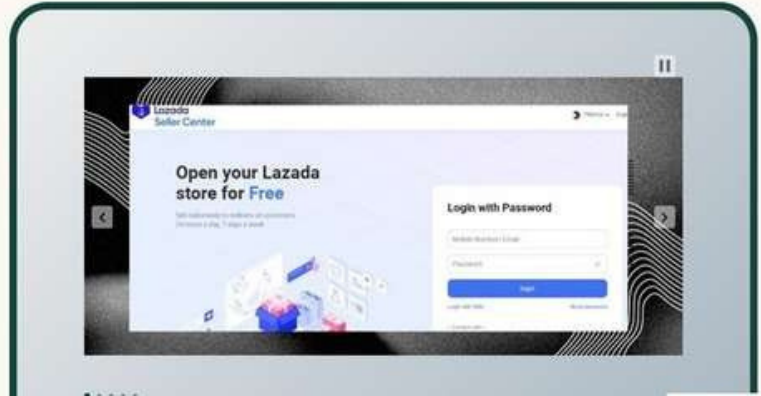
ABOUT



Sample Real Estate Flyer for 111 Sugar St.

Description:

I came up with the idea of making this because, since 2018, I've been creating real estate flyers for my past client in Georgia, and it is one of the tasks that the client assigned me to do. I grabbed the opportunity to make one using Canva, I made my own design without using any template and I chose this earthy color brown with a mixture of cream and white as the design of my flyer because it makes some personality and elegance to the house. They are sometimes the color of the interior home that creates a stylish look.



Sample Template for Yakiniku Restaurant

Description:

This is my first work using Canva, and I intended to create more with just my own style of design. I love Yakiniku, and it comes to my mind to make one like this. I used the color black as the background of my work. I applied elements with a fire-like at the upper left corner because this food requires a burner so that the food will be cooked. I also used sparkle magic recommendations and lots of elements to make it more exceptional with the design.

With this kind of food, you'll love to eat more.



Sample Logo for my Training

This is my work when I was training for my social media marketing making good and effective logo for my facebook page. I made the background simple to focus on the name of the business and its decorations.

Sample work for marketing a Milkshake.

This is one of my work for marketing a milkshake of a company. This will be posted in Facebook and Instagram. As per instructions given and with my creativity doing this, I made the background in gradient purple color and with some details how to make it look like frosty, milky, delicious milkshakes with giveaways to make customers come for more.



Sample work Profile Cover Photo in Facebook.


I also made profile photo along with this cover photo in one of my samples in social media marketing. I used old rose color as my background because some colors of interior house are old rose and sometimes are white and when you put the decors, it makes more lively and beautiful to the eye.


I can create new ideas using Canva for images and Adobe Premiere Pro and Capcut for editing videos.

MY WORK

SAMPLE VIDEOS


Dahican Beach (Edited Videos) Watch later Share




Watch on  YouTube

Beaches are one of my favorite travel spots. I want to make a video of it using Adobe Premiere Pro, so I choose this as my 40secs video. The sound and wind of it make me feel unbound and refreshed. And if you noticed the last part, it is the best getaway to be with your loved ones.

Anime Short Videos Copy link



Watch on  YouTube

I'm an avid fan of anime. I got interested in making a short video, and its fun. I made this video using Adobe Premiere Pro. I will be doing more of this soon.



Thank You