



December [REDACTED]

Dear Ron,

My wife and I wanted to thank you for all the GREAT material you are providing for Real Estate Investors like us. We finally made it and have our first success story to share.

Last year around August, we had just finished going through all of your 3 courses and were eager to get the first deal done. With the newly gained motivation and knowledge, we decided to finally get serious about this real estate investing business. And what a deal we were able to make happen!!!

At that time I got in contact with a lady in California who owned a 16 acre vacant lot in a beautiful and scenic Northern California area and who offered to sell it for \$100,000.00. After a little negotiating (using your techniques) she agreed to a sale price of \$70,000.00. My research showed the property being worth about \$130,000.00, perhaps even more. Because at the time we did not have \$70,000.00 I offered her an option for 90 days. WE paid \$50.00 for the option. Within a week we had found a buyer for the property who was willing to pay \$104,000.00 CASH and 5 days later we did a simultaneously closing and walked away with a check over \$30,290.00 (after all expenses).

We were nervous and did about everything wrong that anyone could do wrong. We did not know anything about the disclosures necessary in California, and we even failed to put in a time frame for closing in the contract with our buyer. But because all parties wanted to make this deal happen, everything worked out. We learned a ton and made a GREAT profit.

We were just starting to get into Real estate and did not have any prior experience. As a matter of fact I am a first generation immigrant from Germany and at the time was a software consultant. I had never purchased a piece of property in my life. But since then we have bought and sold over 130 (One Hundred thirty) properties (mostly vacant lots but also some houses) in the last 15 months and we have made money on every single one of them. And of course I have quit my job earlier this year and am now a 100% full time Real Estate Investor with my wife making 3 times as much as I did as an IT Consultant.

Everything included we spent about \$800. If I calculate that correctly this represents a return on investment of 3780% in one month. Not bad for the very first deal and an investment in an option that cost us \$50 on a property that didn't even have a house on it.

Thanks again for supplying us with such easy to follow directions to Real Estate Investment.

Sincerely,


Jack and Michelle Bosch
Phoenix, AZ



Lauri & Jeff Giles

Mechanicsville, VA

Dear Ron,

This is not a letter to tell you how rich we have become by using your system. It is however a note of thanks because you taught us the skills necessary to take our real estate investing career to the next level.

We attended the NAREI conference in Washington DC in October. Up until then we had been investing in Real Estate full time for several years but didn't know how to take the next step. We were making a 6 digit income but had reached a block in the road. We wanted to make the BIG money and do less work!

There were several speakers at this conference, all selling their programs. But when you came on stage we felt a connection with your down to earth style and sense of humor. We had no idea how to do short sales, or lease options. We had only been flipping and wholesaling homes in the past. Once we heard you speak and bought your course we realized the importance of having a well rounded program that includes all aspects of investing.

You said to "just do something, go make a mess of things"! So we did! We listened to your CD's on the way home and realized some of the leads we turned away before, we now could make work somehow. On **Monday** after the weekend seminar we got our first deed on a home and started our first short sale process. Over the next few weeks we started another short sale, and acquired 3 lease option homes. The first two were rented to tenant buyers within a week – just like you said would happen. We didn't know if we were using the right forms or filling everything out properly but we just did it! Only one of the short sales was approved, but we were getting some good experience.

Our favorite deal so far is a sandwich lease on a \$350,000 home. (Picture below) This made us \$12,000 in up front profit, will generate \$600 a month cash flow and \$26,000 on the back end. In order to make the large down payment on this home, our tenant buyer needed to sell their other home first. Guess who bought it? Yes, we bought it at a huge discount and wholesaled it to make a few more thousand. We added an invoice in the form of an addendum to the contract to ensure when they closed on their old home we would definitely get paid. We love your system! Thanks for helping us get to the next level!

Sincerely,



Lauri & Jeff Giles
Real Estate Resources
Mechanicsville VA



Properties, LLC

Ruth Oshiro
P. O. Box [REDACTED]
Magna, Utah 84044

SINGLE FAMILY RENTALS

Office: 801-[REDACTED] Fax: 801-[REDACTED] Mobile 801-[REDACTED]

October [REDACTED]

Mr. Ron LeGrand
Jacksonville, Florida

Dear Ron,

We were so impressed with your M.O.S. Boot Camp that we came home and did the Start-Up Plan as soon as we got here. Here are the steps we have taken:

1. We have ordered upgrades to our telephone system. We won't be missing any more calls after the system is installed next week.
2. We placed an ad in the local newspaper which says WE BUY HOUSES..... They also place our ad on the internet for national coverage for an additional fee. We are advertising that we have homes for sale as well. Our phone doesn't stop ringing. It's great!
3. In this last week we have made over 40 calls to prospective sellers. We used the script from the Manual. We filled out Information Sheets on all the calls. We talked over what would be the best offers on the ones we thought looked promising.
4. We chose some of the prospects and made a call to the hotline to ask questions. We did have all the facts when we called.
5. We have sent for the paperwork to start our IRA accounts. We are offering some of our current rentals to our tenants on Lease Options. We have started the paperwork to put all of our holdings into Trusts as you suggested.
6. We made appointments with some of the sellers. One of our offers was accepted last Saturday night. We are in control of a \$150,000.00 pretty house in a very nice area. We put no money down and when the deal is completed (in three to six months) we will have a profit of \$30,000.00 plus a monthly cash flow for that time as well. We presenting an offer tonight and are working on another prospects for Wednesday night as well. We are averaging eight to ten calls from our newspaper ad per day.

Thank you for all the wonderful advice. We feel that we will be making more money than we know what to do with very soon. Just last Saturday we made a deal that will get us more income than one job pays in a year, and the calls just keep coming in. We have a part time person who answers and does our screening as you suggested. It works wonderfully. Thanks again for all your help. WOW!

Sincerely,


James & Ruth Oshiro
JRO Properties

Cc: file
RO/ih

Ron LeGrand;


I am writing this letter to keep you informed of my progress since attending your M.I.S. bootcamp in Las Vegas in March. It has been 4 months since the bootcamp and everything is going well. I have been a Realtor for the past 10 years, and I got my real estate license because I thought it would help my investment career. I bought my first house (the same year I got my license) and I didn't buy my second home until November. It took 8 years after I bought my first house to buy another home, (I thought having a Real Estate License would help!!).

In January of this year I attended the Real Estate Investors Conference in Clearwater, Florida and that was the turning point for me. You told us in one of the workshops to set our goals. My goal was to first attend both of your boot camps and then to make \$ 50,000.00 in my spare time. Well, at the end of January my dad and I attended the M.I.S. bootcamp in Houston and in March we attended the M. I. S. bootcamp in Las Vegas. Within three days of returning from the M. I. S. bootcamp I bought the first house on a lease / purchase with no money, and after a few minor repairs and two weeks later, I made \$ 2,300.00 up front profit and make \$ 200.00 per month cash flow, and I'm buying the house for the balance of the mortgage when I exercise the option (I have a 5 year option, and only 13 years left on the 1st mortgage). In the last three months I have "bought" FIVE houses, (all but one with no money), picked-up \$50,000.00 in equity, \$700.00 / month cash flow and close to \$ 20,000.00 in cash. Not bad for 3 months working spare time. But the best part is that I didn't even need my Real Estate License. I have also formed "Creative Homeowners Solutions, L.L.C."

Ron, I'm sharing my story with you because I, like many others was a skeptic and didn't believe all this could be done with no money or credit. I was programmed to be a Real Estate Salesman and trained to think like a Realtor, no like an Investor, and always thought you need money, credit and banks to be an investor. To all of those who think your boot camps "Cost too Much," I finally got smart and realized that you can pay for an education at Harvard (\$\$)- you can pay dearly at the School of Hard Knocks, (\$\$\$\$) or you can get smart and learn from The GURU!!!

Ron, I want to thank you for all you've taught me and I also would like to say thank you to Ray, Rick, and the entire staff.

Sincerely,



Dennis Arocho
Pasadena, Texas
281-
281-



**OUR SERVICE REVOLVES
AROUND YOU**

RAEALYN PROPERTY MANAGEMENT

**P.O. BOX [REDACTED]
DAYTON, OH 45475
PH: 937-[REDACTED]
FAX: 937-[REDACTED]**

Global Publishing, Inc.

9799 Old St. Augustine Road
Jacksonville, FL 32257

Dear Ron,

I apologize for the delay in providing you this testimonial; however, I have been very busy diligently applying many of the techniques that I learned as a result of purchasing your cash flow system. I must admit I was extremely skeptical that a \$1500 system could generate any significant amount of financial security. I believed the so-called "financial gurus" that preached about achieving long-term growth and appreciation by applying dollar cost averaging and diversifying my investments in the stock market. Unfortunately, I soon realized it would take a lifetime to build my retirement nest egg and it also meant I would have to work at my J-O-B until I was too old to enjoy what I had saved. I was definitely on the slow and risky train to obtaining wealth. Another "handicap" I have is that I earn a salary of \$70,000 a year working as a civil engineering design consultant. When I first started it was hard for me to expand my reality and believe I could make a monthly cash flow from real estate investments that would replace what I earn at my job. I have been struggling to rid myself of the "golden handcuffs" of job security.

Enter Ron LeGrand's Fast Cash with Quick-Turn Real Estate. I absorbed the information contained within the book like a dry sponge soaks up water. That's when I decided to purchase your cash flow system. Since acquiring your easy to follow system and applying several of the techniques you teach, my real estate investing has started to gain momentum. I now have a total of sixteen units and approximately \$2,000 a month net cash flow.

I must admit, prior to studying your courses, I did not understand the importance of finding motivated sellers. Then I ran an "I Buy Houses" ad and had individuals calling me, hoping I could help them solve their real estate problems. One such deal sticks out in my mind as a good example of what you instruct your students to work towards. There was a seller who needed to get rid of his home that he no longer lived in. It had been listed with a realtor for six-months and he was getting desperate. He was not behind in payments and was not comfortable with signing the deed over. Therefore, I purchased it on land contract with \$200. It took me two weeks to lease option it out to a tenant buyer. I have a \$100 a month net cash flow and a potential \$12,000 back end.

On another occasion, I purchased a bank owned property for \$45,000 and put \$1,500 into it for repairs. Three months later it appraised at \$87,000, I refinanced it and walked away from closing with \$19,302 in my pocket. Ultimately no money invested and a \$125 per month net cash flow and a potential back end of \$10,000. I have enclosed a picture of the property and a copy of the HUD statement that I received at the closing.

It is still hard for me to believe that it can be this easy to make money and I thank you for your assistance in leading me towards a brighter more secure future.

Investing in Ohio,

Thomas R. Lyons, P.E.



**PROPERTY MANAGEMENT * LEASE OPTIONS * HOME BUYERS
INVESTMENT PROPERTIES**

July [REDACTED]

Ron LeGrand

Dear Ron,

Enclosed find a copy of the check to my corporation for \$31,293.00 from an option I put on a home in Portland, Oregon.

After reading and listening to your tapes, I used the Option to Purchase form and spent a whopping \$10.00 for the right to sell this home. The home was optioned for \$80,000 and I sold it for \$115,000. Because of back child support and my promise to the seller that I would generate \$5000.00 for them at closing, I had to bump the option price to \$82,500.

I must say I was sweating bullets through the whole process thinking something is bound to go wrong. Sound familiar? Since I did not record the option, (because I did not want the world to find out what my deal was) I was nervous about what the buyer was going to say when my name did not show up anywhere on the preliminary title report. Well that didn't happen. When the buyer wanted my sellers to move out before it would close, (because his attorney said they should) I had to explain over and over they would move out when it was recorded and funded, that was fun, could of killed that attorney for his wisdom.

The total investment of \$10.00 for the option and \$40.00 for the newspaper ad gave me a return equal to no stock market fund ever created, especially in a 35 day period.




Thanks Ron, when I grow up I want to be just like you.

Sincerely,



Martin J. Eberle

P.S. The next time you come to Portland, I am buying you lunch or dinner.

	Fidelity National Title Company of Oregon		No 174999
	ESCROW TRUST ACCOUNT—LAKE OSWEGO BRANCH B 5835 [REDACTED] 130 LAKE OSWEGO, OR 97055 (503) [REDACTED]	ESCROW NO 08-832836-LC -2H	June [REDACTED]
	PAY	THIRTY-ONE THOUSAND TWO HUNDRED NINETY-THREE AND 00/100***DOLLARS*****	*31,293.00*
TO THE ORDER OF	Trade Wind Design, Inc. 8755 [REDACTED] Wilsonville, OR 97070	VOID AFTER 90 DAYS TWO SIGNATURES REQUIRED	

January [REDACTED]

Dear Ron,

I attended your MMBC in Los Angeles July 23 - 27 and attached is a copy of our first deal. The lead came from an ad in the local paper and the transaction ended up being an option for 145,000 and we closed with a cash buyer at 163,000. The house was sold by using about a dozen directional signs. We did some minor clean up and the new owner will take care of any other renovations. The net check after closing is 14,020.

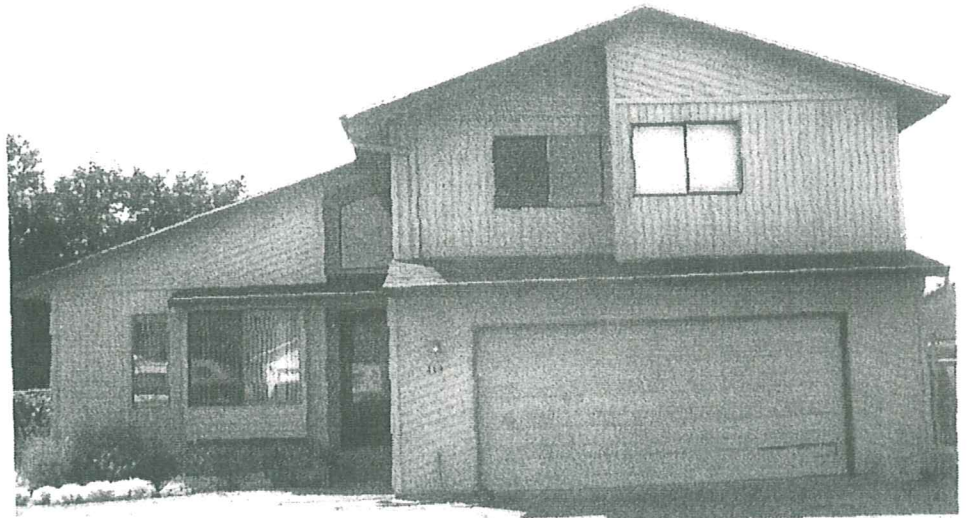
Sincerely,

Ken Newlin

Diane Newlin

Portland, Oregon

P.S. We followed your instructions and they did also!



**Pacific Northwest Title
of Oregon, Inc.**
9020 SW Washington Square Rd.
Tigard, OR 97223
(503) 671-0540

usbank
111 SW 8th Avenue
Portland, OR 97204

24-22/1230

NO. 378596

FILE NUMBER	DATE	AMOUNT
03244460 - 002 YMC	[REDACTED]	\$14,020.87

PAY FOURTEEN THOUSAND TWENTY DOLLARS and 87/100

TO THE ORDER OF KEN NEWLIN

VOID AFTER 60 DAYS
ESCROW TRUST ACCOUNT

AUTHORIZED SIGNATURE

Faye E. Levow

P.O. Box [REDACTED] Exeter, N.H. 03833
617-[REDACTED] (direct line)
[REDACTED]@yahoo.com

September [REDACTED]

Dear Ron,

Here is an update on my progress since the Las Vegas Shindig in July (which was a great time, by the way):

I just closed my second Option deal. On another classic LeGrand deal, my business partner and I made \$55,000 out of \$10!

We were supposed to purchase and rehab a duplex a few months before, but we had problems with the lender and things took too long, so we lost the deal. BUT...

The same owner had a house and 26 acres that we got an Option to Purchase on for a whopping \$10.

A few days later, a developer called me from one of my ugly yellow signs with some land to sell me. I was interested in his land and he was interested in the house and 26 acres.

In the end, he decided to keep the land and buy my deal. We got \$10,000, non-refundable, up front and the other \$45,000 just before the closing. Since it was an assignment of contract, we just took the money and ran... all the way to the bank!

Last week, my offer got accepted on a flea-ridden, stinky, ugly house. \$145,000. Fix-up will be about \$50,000 and resale range is \$280,000 to 300,000 depending what happens in our market over the next few months. We are currently seeking financing.

I also have a possible deal with some people who are moving to their great-grandmother's house the end of September and need to get out from under their mortgage payments. They accepted an offer of \$160,000. It needs about \$10,000 to \$15,000 of work and will resell for \$190,000 to \$200,000. It's not a big spread, but this one is a creative financing deal:

Here are the options I offered: I will either take over their payments in December and pay them the balance when I resell the house OR pay \$80,000 at closing and \$80,000 when I resell the house. They will let me know which option they prefer. My exit strategy is to immediately put it on the market both as a "handy-man special" for \$180,000 and just walk away with \$20,000 and not do any work AND at the same time, advertise it as a fixed up house for \$200,000 and get the work done. Whichever comes first is ok with me.

I also met with a guy who got transferred to New Orleans for his job after only a year in his house. The house is all fixed up and has a new above-ground pool, which I encouraged him to take to New Orleans. He had it on the market since March with no offers.

There's a possible "subject to" deal in there with an exit strategy of selling with owner financing or on a lease option, just to bring in some cash flow. The guy is upside down, so that would be the only way I could help him out. Either way, he'll lose money because the market is showing similar houses sold this summer for \$6,000 less than he paid for it. He wanted to get his down payment of \$45,000, but he'll be lucky just to get rid of his payments. I told him I would give

him \$5000 over what he owes and split 50/50 anything above a selling price of \$246,000. I showed him the comps, so he would know I wasn't trying to cheat him. His only other option is to rent it as a long distance landlord and I tried to discourage him from that potential fiasco.

I am also getting a lot of calls from people who just figure it might be easier and quicker to work with me than going through a realtor or some other way to sell. They have pretty houses or houses that need light fix-up and are looking for close to top dollar. I've told them that regular buyers don't put up ugly yellow signs to buy houses, I'm an investor and if I work with them, I have to make a profit. If they're not interested, I tell them to call me back if it doesn't sell. As option deals there's no risk, I just need to find a buyer. If I can make at least \$20,000 on those deals, that works for me. On the other hand, if I have to get the work done, a more creative situation will be in order. Next stop will be an ad in the paper to build a buyers list... and a list of people looking to get more than 2% on their savings.

I have enclosed a copy of the two checks we got for the assignment on the house and 26 acres.

Thanks for your courses and your support. The education I have gotten from you has turned my life around!

Sincerely,

A handwritten signature in cursive script, appearing to read 'Faye Levow', with a long, sweeping flourish extending to the right.

Faye Levow

Single Family, Lake Orion, MI
Price: \$165,900 on a 2 yr Lease-to-Own term



December [REDACTED]



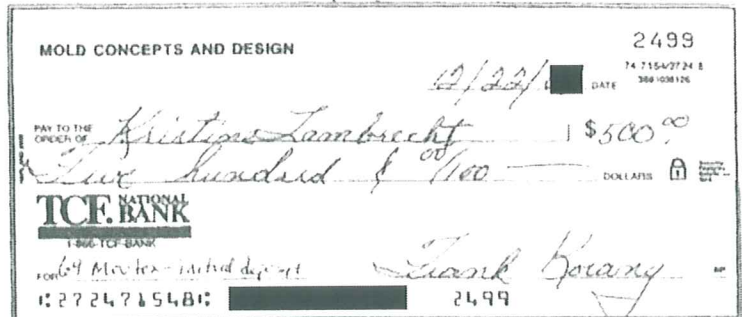
Happy Holidays Ron, Ray and gang!

A motivated seller called us on our "Home Debt Relief" ad (i.e. We buy/lease houses, make your payments, etc.) in November 2003. We lease optioned her home for \$144,000 (market value \$155,000), 3.5 year term, making her mortgage (PITI) payments of \$1042/month, zero down, and we do not start taking over her payments until February 2004! After 45 days of advertising (cold, snow, Christmas – aaaahhhh!), we have finally found a great family who will be lease optioning the home from us as follows: \$165,900 on a 2 year lease option, \$4000 down, \$1095/month with no rental credit and their move in date is January 1, 2004!! Yeah!! It does feel wonderful (and safe) getting in with nothing down in addition to get one month of "free" rental income to boot! The \$500 deposit check is above and the remainder of the \$4000 option fee plus 1st month's rent will come before we hand over the keys and sign the final contracts next week!

Thank you!

Kristine and Brian Lambrecht
3641 [REDACTED]
Lake Orion, MI 48360
248-[REDACTED] phone
248-[REDACTED] fax

INITIAL DEPOSIT (\$3500 balance of down payment next week)



Thursday, January [REDACTED]

G. Tony Pearl
6908 [REDACTED] Ave.
Hyattsville, MD 20782
301-[REDACTED]

Ron LeGrand

9799 Old St. Augustine Rd.
Jacksonville, FL 32257

Dear Ron,

I just wanted to take a minute to thank you for the recent successes I have begun to have thanks to your expert instruction! A couple of months ago, I met a gentleman at the Baltimore, MD REIA meeting with several properties for sale that were all in foreclosure. After talking with him and determining his motivation and circumstances, I made him offers on all the properties he had. Basically, he just wanted to get rid of them all. I then contacted the banks and made some low offers just to test their threshold of pain and level of motivation. One of the banks accepted the offer for one of his properties that had just sold two years ago for \$64,000. I bought it from them for **\$19,927** and had a contract to sell it to an investor three days later for **\$55,000!** The property only needed \$800 worth of cleanup, paint, and repair! We close in 2-3 weeks, and I'm excited, to say the least!

Due to my professional dealings with the bank, I made an incredibly powerful contact there who has been calling me every week with more deals to buy so that the bank can just get the non-performing assets off their books! Bad paper, more pre-foreclosures, and 2nd mortgages for pennies on the dollar are what they are offering me, and HELP! I need to know exactly what to do with them, which is why I'm here at the Pretty House Boot Camp!

But wait! There's more! About a week before Christmas, I began studying your Lease/Option Home Study Course. To say that Light Bulbs began *exploding* over my head as I studied is an understatement! You really know how to make everything make sense. I am a teacher myself, and I respect your ability to communicate immensely! Well, two days after Christmas, the business line rang and a man was calling, asking me if this number was, "We Buy Houses." I said "Yes! Who's calling please?" He then apologized and said he expected an answering machine. I said, "I don't blame you, it's 2 **a.m.!**" Maybe he was just a *little* motivated. Since I started listening to you, I haven't been able to sleep, so why not answer the phone, right? Anyways, he then told me he was getting divorced and he needed to get rid of his house in a hurry. After prescreening him with the questions you provide in the course, I determined and confirmed that he needed debt relief. Then, I said, "Marc, based on what you've told me, I see two possibilities to help you out. One, I could maintain your house in good condition and


guarantee your payments until such time as we can get the house sold and cash you out of your loan." He didn't even let me get to option two. He was too excited! I found out that he owed \$117,400 on the house, and didn't want a dime if we could help him out. He said that although it has recently appraised for \$147,000, and he had it listed on the market for \$126,000, his realtor couldn't get it sold for him the conventional way, and he had to move!

I got him to drop the listing (he paid \$600 to do so), get his wife to deed him the property, and sign the 2-page agreement I faxed him.

With all this going on, there's only one thing I forgot to mention. I live just outside the Washington, DC area. This guy was calling from Davenport, Florida – 20 minutes from DisneyWorld! After pulling a few of my remaining hairs out, thinking that I was going to lose a potential \$30,000+ deal, I began calling some people I know who know people. Thank God I found Roger Williams, the brother of a close friend of mine, who lives in Ocala – 1 hour away. Coincidentally, Roger has studied your Lease/Option and FSBO courses twice, and is right there with me. We constructed a partnership, and now, we are right there! Oh! Almost forgot! It's a good thing I started to study the FSBO course 2 weeks ago, because now this gentleman is going to deed me the property and is willing to let us sell it "subject to" because I *knew how to ask!!!*

Ron, THANK YOU 300 TIMES OVER! I would not have known what to do with these deals if I had not begun listening to you! Your insightful experience is worth more than a mountain of gold, and it is my hope to work with you someday, teaching your principles of real estate.

Your New Best Friend,


Tony Pearl

Kimberlyn Watkins

From: t -
To: kimberlyn@globalpublishinginc.com
Subject: Homeowner Solutions Inc (Testimonial)

*This Truck Driver Has
Grown To Like The Option
Business*

Ron,

Thought I should write you to say thanks! Since I attended MMBC in May, I have done a few deals. I got the deed on a \$180,000.00 home, for loan balance of \$138,000.00. I lease optioned it for \$189,900.00 \$10,000 deposit \$1,600 a month rent. I also did a short sale, here are the numbers: 1st mort \$194,000.00 discounted to \$122,000.00. 2nd mort \$78,000.00 discounted to \$7,800. I sold this property for \$240,000.00 cash. I had \$10.00 in this deal and maybe 6 hours. I netted \$95,000. Not too bad hourly wage and a real good return on a investment. I also lease optioned a \$145,000 home for \$112,000 loan balance. I in turn lease optioned it out for \$6,000 down and \$990 per months rent. I also just wholesaled a property for \$6,500 net profit, I had \$10.00 invested in it and maybe 1 hour. I also got an option on a \$1.2 million dollar home for \$780,000.00. I sold it for \$780,000.00. Now, this doesn't sound too good. But, this house was on the market for two years and did not sell. The owner was so impressed that she referred me to a friend of hers that has a \$1.8 million dollar and is going to give me an option for \$900,000.00. I think that might work. For anyone reading this, I was a farmer and a full time truck driver. Im also married with three kids. If I can do this, anyone can. They just need to do what you tell them and go to any boot camp you offer no matter what the case. I had to borrow money to go to your boot camp. I tried other courses and got into alot of trouble. I had 11 rental properties in foreclosure at the same time. Everyone said, "Haven't you learned your lesson about buying courses off TV?" Thank God I didn't listen to them and didn't give up. Im not out of the hole yet. But, at least there is light at the end of the tunnel.

Thanks to you!

Thank You,
Todd Nelson

TODD NELSON
GUARANTY BANK, SSB
MILWAUKEE, WI 53223
12-7128/2750

IOLTA ACCOUNT
DANIEL J. RAYMONDS
REAL ESTATE CLOSING TRUST ACCOUNT
2200 N. 105th ST.
WAUWATOSA, WI 53226

IE: WILLIAMS FAMILY TRUST \$ **6,093.00

F: Thousand Ninety-Three and 00/100..... DOLLARS

[Handwritten Signature]
AUTHORIZED SIGNATURE

MALARA

#0 2734#

2784#



CASHIER'S CHECK
79-1251/789

7272
7272

Remitter: RidgeStone Bank-Nortman

PAY **Seventy-Five Thousand One Hundred Sixty-Two Dollars and 91/100*****
***75,162.91

Pay to the order of

Todd Nelson as Trustee

[Handwritten Signature]
000 100# 500

#007272#



17450 W. NORTH AVE.
BROOKFIELD, WI 53008

M&I MARSHALL & ILSLEY BANK
MILWAUKEE, WI 53201

12-5/760

115957

AMOUNT
\$20,000.00

ESCROW/CUSTOMER TRUST ACCOUNT

Pay TWENTY THOUSAND NO/100

VOID AFTER 90 DAYS

To The
Order Of: AHLES FAMILY LAND TRUST

[Handwritten Signature]
2nd Signature Required Over \$25,000

Dear Ron,

It's hard to believe that only 9 months ago, I was a dog groomer. Then I attended my first real estate training, which was your 5-Day Quick Turn School last June. There, I signed up for the Master's program and then went to Marco Kozlowski's training in August. That's where I learned about controlling luxury homes and selling them using the round robin method.

I immediately conducted four round robin sales, which were fairly successful, with an average of 300 people at each event. I then teamed up with my partner Randy and his wife, Gaby which I met at a boot camp in December. They had a house to sell and didn't know how to sell it, so I told them I would help them. With Marco's help, I tweaked some of my marketing methods and held a round robin sale in January. I can't tell you how shocked we all were when right at 1000 people showed up! We had gotten the house under an option for \$590,000 and sold it for \$660,000 for a profit of \$70,000. This is after the house had been listed with a realtor for over a year, for \$649,000 and it had not sold.

Everyone says the market is soft and it's next to impossible to sell houses right now, but they just don't know the "secrets" I've learned at your training. This soft "buyers" market makes it easy to buy houses at a steal and then sell them near or above full retail using the right methods. I hope this market keeps getting worse! You have proven that with the right training, you can make tons of money in real estate no matter what the market is doing.

Someone else grooms my dogs now and thanks to you, I now drive a convertible Mercedes and last week I bought not one, but two boats! I can't thank you enough! You've changed my life forever!

Sincerely,



*Vicki Conley
Gainesville, Georgia*

P.S. I thought I should also mention a big problem you have created for me. I decided I should only date men who make at least as much as I do so they can afford the nice places I can, so I don't have to pay all the time. The problem is, not only does that narrow the dating pool down to almost nothing, but every week that goes by, I make more and more money, so the dating pool gets smaller and smaller. At the rate I'm going, I'm afraid I'm going to die alone! My only hope is to meet another one of your successful trainees! Hook me up Ron!

September [REDACTED]

Mr. Ron LeGrand
The LeGrand Group, Inc.

9799 Old St. Augustine Road
Jacksonville, FL 32257

Dear Mr. LeGrand:

I attended your One Day Quick Turn Workshop in Atlanta, GA on Saturday, August 18, [REDACTED]. I purchased your materials and am pleased to say that I met your challenge and was able to net \$3,000 in 30 days on my first deal. Below are the details of the deal:

I noticed a FSBO sign in a 130K neighborhood. On the sign, it mentioned "owner financing available." Perfect! I called the number and was able to talk the owner into 3K down (he wanted 5K), with an interest only payment (at 9.5%), and a 26 month balloon (he wanted two years, but I got a few months extra cushion for the back door). The purchase price was \$129,000. I closed on the property on August 30, 2001.

The seller had the house painted (inside and out) two days after the close. We had agreed to this prior to close. I then began marketing the property as a lease option deal with the following terms: 7K down, \$1,150/mo, with a sales price of \$134,900. Half the calls I received were from tenant buyers and half were from investors. I ended up closing the deal with an investor and gave him the right to sublet. We agreed to the following terms: 6K down, \$1,100/mo, a purchase price of \$134,900, and a two year term.

Bottom line: I doubled my initial investment, netting 3K on the front end. I have a monthly spread of \$102.50, but this gets eaten up with taxes and insurance. And I make \$2,900 on the back end.

Not enough to retire on, but proof that the system works. I am confident that with practice, I'll make better deals.

Thanks for the valuable information in your course.

Sincerely,



Bill Rosenhoover
165 [REDACTED] Ct
Fayetteville, GA 30215
678-[REDACTED]

Dear Ron,

A big shout of thanks out from the TV guy down in West Palm Beach, Johnny Boy. My grandparents always told me to learn something, wherever and whenever I could. Well, I just might have learned something that will change my life and make them proud. After watching and listening and bugging the hell out of you and John Rice for a copy of the course, I finally did my first deal. I found a seller that desperately needed debt relief. After getting the house through a trust deed, I proceeded on my road of errors only giving myself two weeks to sell the house through a lease option situation. Being my first deal, I was scared as hell of the monster I had created. Not so much for the \$1500 mortgage I was facing but more importantly letting my seller and friends down that had helped me. But thanks to your teaching and John's patience and advice and most importantly God's help, I found a couple that was getting married. I settled for \$3,000 down and owner financed the rest through the payments. All and all when we close next October, I look forward to making at least \$20,000 even though I personally did everything I could wrong. I made out Ok. Everybody was happy, seller, buyer and me! Being in the TV business you see a lot of products come and go. I can honestly say that I've finally been involved in an infomercial that the product really worked!

Thanks for giving me the tools to start working on making my dreams reality!

You're the best!! See you in Tampa.

Your TV Buddy,

John Lahey

P.S. Off the record if you need a testimonial on you next show, I would really love to do a little gloating to all the doubters and ex-girlfriends who didn't have faith!



Mom Buys Houses

Jireh Enterprises of Tampa Bay Inc.

October [REDACTED]

Dear Ron,

Well, where do I begin? I want to say thank you, thank you. I thank God for sending you into our lives. My life has changed dramatically for the better because of you.

We obtained your three courses in April of this year and devoured them. By the end of April we purchased a rehab property with hard money for \$69,000. In July of [REDACTED] we went to your celebration in Orlando. By the way Global Publishing did everything first class. We signed up for your boot camps at that time. We went to the boot camp in Washington D.C. in July and came back ready to go.

On Aug. [REDACTED] we decided to do a lease option on our rehab instead of selling it out right. We sold it for 139,000 on a 3 year lease. We took a down payment of \$2500.00 with a monthly spread of \$255.00 positive cash flow and an additional \$500 for 8 months for a total down payment of \$6500.00.

On Aug. [REDACTED] we got a deed to a property that was in pre-foreclosure that we are currently negotiating a short sale on. The ARV is \$255,000 and the loan balance is \$190,000.

On Aug [REDACTED] we got another deed on a property in pre-foreclosure and wholesaled that to an investor and made \$11,540.95. (copy of check enclosed).

On September [REDACTED] I did an option on a property for 80,000 and sold it two days later for 86,000. On October 6, we closed and I received a check for \$6,000.(Copy of check enclosed)

On September [REDACTED] did an option on a property for \$101,000 and on September [REDACTED] took a contract on the property for \$119,000. and the closing was Oct. [REDACTED]. we received a check for \$15,776.00. (A copy of the check is enclosed.)

During this time we also weathered 3 hurricanes which you know how difficult that can be when you are trying to close and get insurance on properties.

Not only has this business changed our financial status but it has changed us spiritually. My husband I were pastoring a church in Texas when my father was diagnosed with lung cancer in Jan [REDACTED]. My

STEVEN K. JONAS, ESQUIRE
TRUST ACCOUNT
4914 STATE ROAD 54
NEW PORT RICHEY, FL 34652
(727) 846-6945

AMSOUTH BANK
THE RELATIONSHIP PEOPLE

63-466/631

10/15/2004

PAY TO THE ORDER OF JIREH ENTERPRISES OF TAMPA BAY, INC.

\$ **15,766.00

Fifteen Thousand Seven Hundred Sixty-Six and 00/100***** DOLLARS

JIREH ENTERPRISES OF TAMPA BAY, INC.



AUTHORIZED SIGNATURE

MEMO

04-366

⑈002099⑈ ⑆063104668⑆ 7966809460⑈

2099

Dear Ron,

Thank you for introducing me to some beautiful education that change my life, sorry it took so long to get you a copy of my checks. Here's a copy of three deals me an a friend did one of them I forgot to get a copy of, but here's the check stub all junkers. Thank you again , because the less I do the more I make is what I'm working on now an plus studying lease-options an seller- finance so I can become a transaction engineer see you around my friend . thanks Mr. GURU!

Johnnie Cason & Alyssa Merriex

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

LANDCASTLE TITLE, LLC
AGENCY ESCROW ACCOUNT
15950 BAY VISTA DR., STE: 100
CLEARWATER, FL 33760
(727) 531-8222

FIRST COMMUNITY BANK OF AMERICA
LARGO, FL

63-506/631

100023

NUMBER
04-10190-CWT-FL-LCT
Closing Proceeds

--Four Thousand Nine Hundred Eighty One and 50/100 ----- Dollars

DATE
October [redacted]
AMOUNT
\$ ****4,981.50

PAY TO THE ORDER OF ALYSSA MERRIEX, TRUSTEE OF THE .. 1426 ERIE TRUST OF

VOID AFTER 180 DAYS

PEOPLES BANK
32845 U.S. HIGHWAY 19
PALM HARBOR, FL 34684-3123

1269

63-1415/631
01

EQUITY NATIONAL TITLE LLC
ESCROW ACCOUNT
31564 US HIGHWAY 19 N
PALM HARBOR, FL 34684

10 [redacted]

PAY TO THE ORDER OF Alyssa Merriex

\$ **4,875.00

Four Thousand Eight Hundred Seventy-Five and 00/100 ***** DOLLARS

Alyssa Merriex

MEMO 04-5709 Cash to Seller

3269

EQUITY NATIONAL TITLE, LLC
ESCROW ACCOUNT
P.O. (727) 288-3000
32845 U.S. HWY 19 NORTH
PALM HARBOR, FL 34684

PEOPLES BANK
63-1415-631

1 [redacted]

PAY TO THE ORDER OF IAC's Treasure Houses LLC

\$ **13,193.16

Thirteen Thousand One Hundred Ninety-Three and 16/100 ***** DOLLARS

IAC's Treasure Houses LLC
317 East Boyer Street
Turquoise Springs, FL 34589

MEMO Closing File: 03-3496
Cash to Seller

JON BREWER, INC.

704

Sarasota, FL 34241

Telephone (941)

Fax (941) 924-2289

Dear Ron:

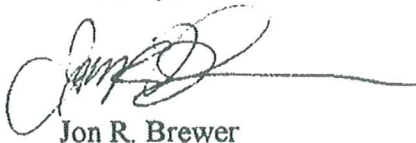
After attending my first Ron LeGrand seminar, I acquired the deed to a pre-foreclosure property with three mortgages and also an option to purchase on another property. Since, attending your millionaire boot camp last May, I have acquired and sold eight additional properties and have six more in the process.

The first property is the one I would like to describe here. The daughter of the lady who owned it called on my newly placed ad in the newspaper. She was facing foreclosure on a house needing about \$8,000.00 in repair with an ARV of \$100,000. It took almost a year for the whole process to complete, as the first lender did not move too quickly and the second and third would not either until the first made their final judgment. The first lender discounted \$14,500.00 and the second discounted \$4,400.00 and the third discounted \$9,000.00. When it finally closed, I received the enclosed check for \$21,255.77, and after expenses I made \$11,825.00 cash and I am holding a second mortgage of \$13,245.00 at 10% interest.

I don't believe I could have made the income that I am making without this valuable training and the support from Ron LeGrand and the Financial Freedom Network. The conference calls have been a big help also.

Just before attending your seminar, I had sold my non-emergency medical transport company, which was a 24/7 business with headaches 365 days a year. Thanks to your training I am now able to make a better living and time to live also.

Sincerely,



Jon R. Brewer

Paul A. Luers
1301 [REDACTED]
Aurora, CO 80010

May [REDACTED]

Ron LaGrand
9799 Old Augustine Road
Jacksonville, FL 32257



Dear Ron:

Prior to your real estate convention in Las Vegas in April, I had purchased several other real estate courses. None compares to your cash-flow system which I bought at that event.

Immediately I put the information to work. Within your 30 day challenge period, I was approached by someone who knew I invest in rental houses. They asked if I could help them. They had lost a job and didn't want to jeopardize their credit. The house was in a nice neighborhood but needed lots of work. I purchased an option on the house for \$500. to help them out immediately, and turned around and assigned the option for \$3,500. within a few days.

Ron, as you teach, people really do sell their equity in exchange for a resolution to their problems.

The best part of this deal is when the property is sold to a new home owner in about a month, I'll get half of the net gain which should exceed \$25,000.

Thanks a million!!!


Paul A. Luers

*P.S. Thanks to Nelson Fielding on the
Hot line for all his advice & help.*

Mr. Ron LeGrand

9799 Old St. Augustine Rd.
Jacksonville, FL 32257

RE: First Blood!

Dear Ron:

I am pleased to advise you that I have just closed my first deal using your system. The house is a large 4 bedroom, 2 bath, 2 car garage on a very large lot. The deal is as follows:

ARV:	\$170,000.00
First Lien:	\$117,500.00 (8% loan \$1150 PITI for 17 more years)
Foreclosure Cure:	\$ 14,200.00 (Only a 9% hard money loan!)
Amount to Seller and other incidentals	\$ 4,500.00 (Yes, I know I paid too much)
Purchase Price:	\$ 136,200.00

I took the property subject to the first lien; I used the hard money loan of \$18,700 to cure the foreclosure and pay off the seller. The hard money lender will take his interest when I cash out. What really made this deal so attractive is the 20-year mortgage amortization, and the huge equity spread. When I found a hard money lender who is ecstatic to receive "three times what the banks are paying for a CD," who would take his interest in two years "like a bank pays interest on a CD," I couldn't say no. Ron, as you taught us, **I asked, and I received.**

My strategy is to either lease option or sell on a wrap as follows:

Purchase price:	\$179,900
Option Fee/Down Pmt:	\$ 10,000
Payments of:	\$ 1,250 on a lease option or \$1510 PITI on wrap

Profit centers:

In the door: \$10,000 when I get the down payment

Monthly Spread: \$100 per month on a lease option, \$360 per month on a wrap.

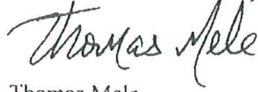
Back end (2 years): \$35,500 on a lease option or \$33,082 on a wrap.

Thank you very much for your help. Without your training, I would have passed on this deal. I would also like to recognize Nelson and John at the Hot Line.

I will give you a quick follow up letter with the actual numbers when I put the tenant buyer in the property.

I would be honored if you selected me to give you or your staff my testimonial in either video, tape or print. Ron, you have touched me in a positive fashion and I will never be the same again. Thank you.

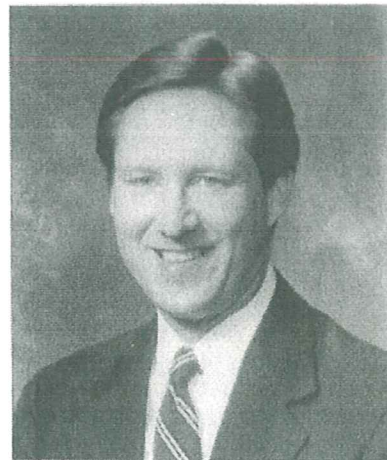
Best wishes and much happiness to you and your family.

A handwritten signature in cursive script that reads "Thomas Mele". The signature is written in black ink and is positioned above the printed name.

Thomas Mele

F. Scott Tonges

Southwest Property Trust Inc.
Pagosa Springs, CO 81157



A Commercial Real Estate
Broker Sees The Light!!

Ron, I've been in the commercial real estate brokerage business for 26 years. I've handled the sale of office buildings, shopping centers, medical buildings, industrial properties, apartments and hotels with my largest single transaction at \$22 million. I spent 15 years collectively with the two largest commercial real estate brokerage firms in the country. What I can tell you first hand is that I see big shots every week and they've got no cash!

I've must have read most every book and taken loads of courses on making money in real estate. Through my commercial work in several states, I've seen investors make money and lose money. It has become an increasingly complex and difficult business and I'm seeing more lose money than make it these days. I was looking for a better way myself and did not want to deal with banks who are tougher then ever. I'd even owned some rental homes in the past and lost money on each one. Then I read your book and took some of your courses. I realized you had perfected a completely different method to make money in real estate.

In truth, I've not seen anything to compare with your approach. For my first transaction I placed a classified advertisement as you suggested and was seeking lease option opportunities. A woman called with a vacant home here in the southwest. I was soon to learn she was 4 months behind in payments with her first and second lien holder, facing foreclosure, and living out of state. Now what? Deciding to proceed to offer it as a lease option and see what might happen, I went ahead and put photos on my web site and began advertising. I quickly got interest from a couple who saw my unusual ad which I'd learned from your course too. The wife was in Washington DC and the husband in Albania. They were retiring but knew this area, having lived there in the past and they liked the web photos. We arranged for a purchase by mail and fax, I got a lender to work, and they first saw the home in person the week of the all cash closing. In a simultaneous closing, I purchased then resold it; I got a check for \$ 8,200. The lender was paid off, a second lien holder got something (rather than nothing) and I even got some money to the owner. Except for one visit to see the home and take pictures, I did all this from 200 miles away from the market I work.

What's really great about your approach is that it's low to no risk and the rewards are substantial. Also, unlike my commercial activity, there are far more opportunities with homes. Keep up the good work, Ron. I will!

Sincerely,

A handwritten signature in cursive script, appearing to read "F. Scott Tonges".

F. Scott Tonges

Dear Ron,

I am so excited to use the Real Estate business as a vehicle for my dreams, I've read your books and attended a one day, a Chicago boot-camp, and of course the convention. I got the FSBO and Lease Option modules also.

I must tell you that it has changed my life so much I wanted to write a success letter.

When I started I was over \$70,000 in debt and had nasty credit. I got your first book Fast Cash. Right then, I made a decision to **NOT QUESTION A THING**...but to make sure it was understood and real to me then **DO** everything as instructed to my fullest potential.

I started doing the Junkers and in Los Angeles it was rough. However, I formed my ANT FARM and had over 100 prospects with pictures and made over 30 offers. I learned so much about getting my system running.

I quickly realized that the **Pretty House** business was for me. I spent a lot of time **DOING THE LITTLE THINGS** you taught. Those made the difference.

POSTURE...I became a pro at sizing up the prospective seller immediately. I am in total control and I took on a persona that helped **TRIPLE** my business (as instructed) I wear professional looking clothes.

LISTENING.....All I do now is listen....and boy do the sellers like to tell me their about their ups and downs....and guess what, I will listen to them all day long....and they will go exactly where I want them to. I don't even say more than 5 sentences. **THEY LOVE ME and HUG ME REPEATEDLY.**

FUNDING....I had no money and no job. So I took a loan out on our car at an extreme interest rate. And used the money, about \$5000.00, for marketing. Yes, I went even further in debt to pursue real estate.

SYSTEMIZE.... All I do is give offers, talk to my **list of 300 buyers** and negotiate with lien holders. Of course pick up checks.

TRANSACTION ENGINEER...I love looking at every deal to see at least how I would put it together...of course they have to be motivated. **MULTIPLE OFFERS** all the time.

ATTENDENCE.... at least 4 of your seminars/boot camps or any thing I could to stay in touch. As suggested, it kept me going. I convinced wife to work with me and stop working at her job even though we had no income. Go at it full steam....**FULL TIME.**

I want to thank JOHN THURMAN, NELSON FIELDING, and TODD ROCK for really keeping me going. Less than 30 days ago I was in the dumps, broke and made mistakes.

Before you knew it, Nelson helped me make some adjustments, and BAM! My first deal:

Home Worth	\$180,000.00
Loan Balance	\$165,000.00 actually \$155,000
Behind	\$ 15,000.00 negotiated down to \$5000 the rest they wrote-off
Monthly	\$ 1,400.00

Sold (Subject to)	\$205,000.00 No qualifying
Took down Payment	\$ 40,000.00
Monthly Spread	\$ 1,625.00

Bank took/wrote-off	\$ 5,000.00 reinstatement of loan
Owner Received	\$ 10,000.00 we were generous. At closing, of course.

I get:	\$ 25,000.00 Now
	225.00 Monthly
	\$ 10,000.00 when buyer gets his own loan

Total of 2 weeks and about 10 full hours of work. The buyer and seller were there at the same time for closing. And we all are now really good friends. Amazing.

It also helped build a buyers list of over 300. We held two limited open houses and gathered buyer information.

Needless to say, our next sale was sold before we even advertised.

As of May 15, 2001, I had 11 properties deeded over to me, worth over \$2,000,000.00 dollars. NOT 1 DOLLAR given to the owners up front.

And we are now buying and selling now and our numbers are rising every month.

THANK YOU AND EVERYONE ELSE AT S.D.I. You're making a difference.

I'm not too worried about debt these days.

KEN EZRA
818-758

17Feb

Dear Ron,

I have been a high school teacher and a football and track and field coach for more than 7 years. Each year seems to be harder than the last, but what makes it all worthwhile is when a student or parent expresses their gratitude for my help. It's amazing the feeling that I get, knowing that I have changed these students' lives for the better. I'm writing to you now, to express my gratitude, because you as a teacher, have also changed my life.

Through your teachings I have learned how to buy and sell homes for great profits. I recently had a seller give me her house, signed the deed right over, just like you said she would. The seller owed \$367,000 and the home had a value of \$420,000. I then marketed the home for a Rent to Own Tenant. With in two weeks, doing it your way, I had three potential buyers wanting to give me \$20,000-40,000 for a down payment.

Needless to say, I sold it to the buyer with the most money to put down, something else I picked up from you. In the end, I got \$37,000 up front and enough rental income to cover my expenses. The best part is, I sold the home for \$450,000, \$30,000 over market value, so I'm going to get another \$46,000 when they cash me out next year. Not bad for my first deal, right? In short, Thank You and I hope that you can enjoy the benefits of my success knowing that you as, "the teacher" have changed my life.

A \$83,000 dollar thank you,



Matt Harder
San Diego, Ca.

P.S. I have included a picture of the home and a copy of the down payment check from my buyer.

4820 EL CAJON BOULEVARD
SAN DIEGO, CA 92115-4695
(619) 583-5110 • FAX (619) 583-7190

361127

UNION BANK OF CALIFORNIA
Real Estate Industry Deposit Services
1201 Fifth Avenue San Diego, CA 92101
1-800-849-6466

4820 EL CAJON BOULEVARD
SAN DIEGO, CA 92115-4695
(619) 583-5110 • FAX (619) 583-7190

Escrow No: 124195C-SK

PAY: One Hundred Three Thousand Twenty-Four and 26/100 ***** DOLLARS \$ 103,024.26

TO THE ORDER OF



SOUTHWEST FINANCIAL SOLUTIONS, LLC

ALLISON - McCLOSKEY ESCROW COMPANY
MAIN OFFICE TRUST ACCOUNT
VOID AFTER 150 DAYS

Allison G. Kirk

AS BOUNDED TOWARDS REAL SENSITIVE INFORMATION

SHANNON M. GARRISON
8718 [REDACTED]
SPRING VALLEY, CA 91977-[REDACTED]

90-7162/3222
8760651519

2673

Date Feb [REDACTED]

Pay to the Order of
Matt Harder
Thirty Seven Thousand and 00/100ths

\$ 37,000

Security Features
Details on Back



Washington Mutual

Washington Mutual Bank, FA
Pasadena-Cajonado Financial Center 1577
960 E. Colorado Blvd.
Pasadena, CA 91101
1-800-788-7000
24 hour Customer Service

Shannon Garrison MP

Home

⑆322271627⑆

[REDACTED]

2673