

Real Estate Asset Management Solutions

*Residential, Multi-Family, Commercial,
Retail, Office, Industrial, Land*

Solutions For Real Estate offers a complete suite of professional services for your real estate assets.

We design our services to your specifications, no matter if you are a bank, receiver, servicer, liquidator or private investor.

We provide assistance with foreclosures, short sales, bankruptcies, title claims, receivership, even evictions. We handle it all.

We eliminate the headaches involved with the acquisition, preservation, protection, managing and disposition of your real estate assets.

We furnish clear and concise feedback, along with timely management reports on the details and progress of projects that you have assigned to us.

Contact us today to explore how we can effectively solve and simplify your real estate requirements.

Services We Offer:

- Broker Price Opinions
- Sales & Marketing
- Liquidation
- Property Management
- Property Preservation
- Property Inspections
- Occupancy Check
- Securing Properties
- Initial & On-Going Maintenance
- Repairs & Renovation
- Payment Collections
- Timely Management Reporting
- Monitoring The Closing

To learn more about our real estate services, visit us at:

[Http://RealEstateAssetSolutions.com](http://RealEstateAssetSolutions.com)

Direct: (614) 395-7570

Let Us Simplify For You The Work Of Real Estate Asset Management



Doug Kaufman
Solutions For Real Estate
100 E. Campus View Blvd * Suite 340
Columbus OH 43235
Phone: (614) 395-7570 | Toll Free: (877) 395-7570
Doug@REALUS.com

BPO Service Area
By County, City, Zip Code

OR

BPO Service Area
By Zip Code, City, County

County	City	Zip Code
Delaware	Ashley	43003
	Centerburg	43011
	Columbus	43240
	Croton	43013
	Delaware	43015
	Dublin	43016
	Dublin	43017
	Galena	43021
	Johnstown	43031
	Kilbourne	43032
	Lewis Center	43035
	Marysville	43040
	New Albany	43054
	Ostrander	43061
	Plain City	43064
	Powell	43065
	Prospect	43066
	Prospect	43342
	Sunbury	43074
	Waldo	43356
	Westerville	43082
Fairfield	Pickerington	43147
Franklin	Blacklick	43004
	Canal Winchester	43110
	Columbus	43002
	Columbus	43026
	Columbus	43085
	Columbus	43137
	Columbus	43140
	Columbus	43146
	Columbus	43201
	Columbus	43202
	Columbus	43203
	Columbus	43204

Zip Code	City	County
43002	Columbus	Franklin
43003	Ashley	Delaware
43004	Blacklick	Franklin
43011	Centerburg	Delaware
43013	Croton	Delaware
43015	Delaware	Delaware
43016	Dublin	Delaware
43017	Dublin	Delaware
43021	Galena	Delaware
43026	Columbus	Franklin
43031	Johnstown	Delaware
43032	Kilbourne	Delaware
43035	Lewis Center	Delaware
43040	Marysville	Delaware
43054	New Albany	Delaware
43061	Ostrander	Delaware
43064	Plain City	Delaware
43065	Powell	Delaware
43066	Prospect	Delaware
43068	Reynoldsburg	Franklin
43074	Sunbury	Delaware
43081	Westerville	Franklin
43082	Westerville	Delaware
43085	Columbus	Franklin
43110	Canal Winchester	Franklin
43123	Grove City	Franklin
43125	Groveport	Franklin
43137	Columbus	Franklin
43140	Columbus	Franklin
43146	Columbus	Franklin
43147	Pickerington	Fairfield
43201	Columbus	Franklin
43202	Columbus	Franklin
43203	Columbus	Franklin
43204	Columbus	Franklin

Columbus	43204	43205	Columbus	Franklin
Columbus	43205	43206	Columbus	Franklin
Columbus	43206	43207	Columbus	Franklin
Columbus	43207	43209	Columbus	Franklin
Columbus	43209	43211	Columbus	Franklin
Columbus	43211	43212	Columbus	Franklin
Columbus	43212	43213	Columbus	Franklin
Columbus	43213	43214	Columbus	Franklin
Columbus	43214	43215	Columbus	Franklin
Columbus	43215	43217	Columbus	Franklin
Columbus	43217	43219	Columbus	Franklin
Columbus	43219	43220	Columbus	Franklin
Columbus	43220	43221	Columbus	Franklin
Columbus	43221	43222	Columbus	Franklin
Columbus	43222	43223	Columbus	Franklin
Columbus	43223	43224	Columbus	Franklin
Columbus	43224	43227	Columbus	Franklin
Columbus	43227	43228	Columbus	Franklin
Columbus	43228	43229	Columbus	Franklin
Columbus	43229	43230	Columbus	Franklin
Columbus	43230	43231	Columbus	Franklin
Columbus	43231	43232	Columbus	Franklin
Columbus	43232	43235	Columbus	Franklin
Columbus	43235	43240	Columbus	Delaware
Grove City	43123	43334	Marengo	Morrow
Groveport	43125	43342	Prospect	Delaware
Reynoldsburg	43068	43356	Waldo	Delaware
Westerville	43081			
Morrow	Marengo	43334		

Contact Information:

Douglas Kaufman
Solutions For Real Estate
Direct: 614 395-7570
Doug@REALUS.com

Is there a zip code that is not listed? Call!

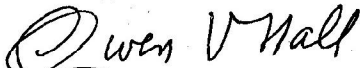
Ohio Department of Commerce
Division of Real Estate & Professional Licensing

Kaufman, Douglas E

Issue Date: 6/17/2005

File Number: 2004008198

IS HEREBY GRANTED A LICENSE TO OPERATE AS A REAL ESTATE CORPORATION SALESPERSON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4735 OF THE OHIO REVISED CODE, SUBJECT TO ALL THE PROVISIONS THEREOF AND TO THE REGULATIONS OF THIS DIVISION. THE BROKER, CORPORATION, LLC, LLP, PARTNERSHIP OR ASSOCIATION LICENSE SHALL BE PROMINENTLY DISPLAYED IN THE MAIN BUSINESS OFFICE. THE LICENSE MUST BE RETURNED IN THE CASE OF A CHANGE OF ADDRESS [O.R.C. SECTION 4735.13]. A SALESPERSON LICENSE NEED NOT BE DISPLAYED BUT MUST BE AVAILABLE IN THE BROKER'S MAIN OFFICE [O.R.C. SECTION 4735.13]



Owen V. Hall, President
Ohio Real Estate Commission
Worthington, Inc.

Real Estate Corporation Salesperson 2005011322

Solutions for Real Estate of

100 E. Campus View Ste. 250
Columbus, OH 43235 - 0000

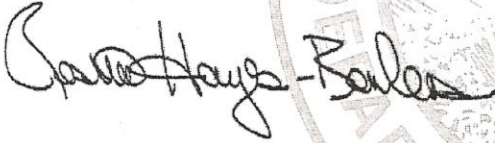
Ohio Department of Commerce
Division of Real Estate & Professional Licensing

Solutions for Real Estate of Worthington, Inc.

License Type: Real Estate Company
Business Type: LLC

File Number: REC.2005011322
Issue Date: 08/15/2008

IS HEREBY GRANTED A LICENSE TO OPERATE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4735 OF THE OHIO REVISED CODE, SUBJECT TO ALL THE PROVISIONS THEREOF AND TO THE REGULATIONS OF THIS DIVISION. THE BROKER, CORPORATION, LLC, LLP, PARTNERSHIP OR ASSOCIATION LICENSE SHALL BE PROMINENTLY DISPLAYED IN THE MAIN BUSINESS OFFICE. THE LICENSE MUST BE RETURNED IN THE CASE OF A CHANGE OF ADDRESS [O.R.C. SECTION 4735.13].



REC.2005011322

Rosetta Hayes-Borders, President
Ohio Real Estate Commission

Solutions for Real Estate of
Worthington, Inc.
100 E Campus View Blvd Ste 250
Columbus, OH 43235-4682

OHIO DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

ADDENDUM TO REAL ESTATE LICENSE

Solutions for Real Estate of Worthington, I

2005011322

Stephen C Beight (BRK.2008001889)

Please read this document carefully.

This temporary and conditional Binder of Insurance contains time sensitive requirements to maintain coverage.



225 Asylum Street, 10th Floor
Hartford, CT 06103

DATE: 03/06/2009

HARTFORD FINANCIAL PRODUCTS	
TO: Michelle Gelpke	FROM: Tara McKernan
FIRM: Norman-Spencer Agency Inc ADDRESS: 8075 Washington Village DR CITY/STATE: Dayton, OH EMAIL: michellegelpke@norman-spencer.com TEL: 937-432-1610 FAX: TOTAL PAGE(S): 4	Professional Liability Department CITY/STATE: Hartford, CT EMAIL: tara.mckernan@thehartford.com TEL: 860-520-1917 FAX: 877-850-4595

**Re: Solutions For Real Estate of Worthington dba Solutions For
New Business - Real Estate Errors & Omissions**

Dear Michelle,

Based upon the information provided regarding the above captioned account, we are pleased to provide you with the following temporary and conditional Binder for Insurance on behalf of the Twin City Fire Insurance Company. Twin City Fire Insurance Company is a member of The Hartford Insurance Group and is rated A+ (Superior), XV (\$2 billion or more in capital and surplus and conditional reserves) by A.M. Best.

Please note that this Insurer is admitted to provide this coverage in the state of OH. It is your agency's/brokerage's responsibility to conform with the Laws & Regulations of the applicable jurisdiction, including, but not limited to, payment of premium taxes, procuring of affidavits and compliance with surplus lines laws.

Please be advised in those jurisdictions where countersignature is required, The Hartford will use its designated countersignature agent unless you request and receive authorization from The Hartford for use of an alternative countersignature agent. Responsibility for fees will be borne by you.

We appreciate this opportunity to work with you and look forward to discussing this temporary and conditional binder in further detail.

Binder for Insurance
Page 2 of 4

Solutions For Real Estate of Worthington dba
Solutions For
00 PS 0255998 09



- I. NAMED INSURED:** Solutions For Real Estate of Worthington dba Solutions For
- II. INSURED ADDRESS:** 100 E Campusview St 340
Worthington, OH 43235
- III. INSURING COMPANY:** Twin City Fire Insurance Company
- IV. POLICY FORM:** Real Estate Errors and Omissions Liability Policy
RE00H00300 0705
- V. POLICY PERIOD:** From: 03/09/2009 To: 03/09/2010
- VI. BINDER PERIOD:** From: 03/09/2009 To: Policy Issuance
- VII. POLICY NUMBER:** 00 PS 0255998 09
- VIII. RETROACTIVE DATE:** 03/11/2002

IX	OPTION	LIMIT OF LIABILITY (Each Claim /Aggregate)	DEDUCTIBLE (Each Claim/Aggregate)	ADDITIONAL COVERAGES (Added by Endorsement)	ANNUAL PREMIUM*
		\$1,000,000/\$1,000,000 <i>Claims Expenses are Outside the Limits of Liability</i>	\$5,000/ N/A <i>Damages and Claims Expenses</i>	Discrimination Sub-limit: \$250,000 <i>Defense and Indemnity</i> Premium: \$302 Environmental Hazard: N/A	\$2,317 <i>Premium includes additional coverages</i>

* *Statutory taxes, fees and/or guarantee fund taxes and other applicable state specific premium surcharges are separate and in addition to the indicated premium.*

X. COMMISSION:* 16.00%

* *Commission percentages shown are for direct commission only and do not include any applicable contingent commission or other forms of compensation.*

IX. EXTENDED REPORTING PERIOD OPTIONS:

1. 100% of the policy's annual premium for one year.
2. 165% of the policy's annual premium for three years.
3. 200% of the policy's annual premium for five years.
4. 250% of the policy's annual premium for an unlimited period.

Binder for Insurance
Page 3 of 4

Solutions For Real Estate of Worthington dba
Solutions For
00 PS 0255998 09



XII. ADDITIONAL CONDITIONS:

XIII. ENDORSEMENTS, EXCLUSIONS AND LIMITATIONS

1. HG00H00901 - Amend Mailing Address For Notice Endorsement
2. HR00H09300 - Producer Compensation Notice
3. HR34H00101 - Ohio Cancellation and Nonrenewal Endorsement
4. RE00H00200 - Real Estate Errors and Omissions Liability Policy Dec Page
5. RE00H00300 - Real Estate Errors and Omissions Liability Policy
6. RE34H00400 - Ohio Amendatory Endorsement
7. RE00H01800 - Discrimination Endorsement - Defense and Indemnity

Note: Endorsement titles are used for ease of reference only. If you have questions regarding the scope of the above endorsements, please request a specimen copy using the corresponding reference number above.

XIV. SUBJECTIVITIES:

This is a temporary and conditional binder and is conditioned upon underwriter's receipt, review and acceptance of the additional information specified above. If any such information is not received, reviewed and accepted on or before the date specified above, then we will take any and all action appropriate and allowed under state law, including but not limited to voiding *ab initio* and/or cancelling this temporary and conditional binder and any policy issued pursuant thereto. In addition, if a warranty statement and/or a fully executed application is a required ten day subjectivity, a Prior Acts Exclusion will be added to the policy as indicated in Section XIV, ENDORSEMENTS, EXCLUSIONS AND LIMITATIONS. This exclusion will be removed upon the underwriter's timely receipt, review and acceptance of the warranty and/or application.

Please be aware that if prior to the effective date of the policy period there is: a) any material change in the information requested by and/or submitted to The Hartford, or b) any material change in the hazard or risk contemplated in this quotation, the applicant must advise The Hartford immediately and prior to the effective date of the policy period. The Hartford fully reserves its rights with respect to the acceptance or denial of this risk in the event of any of the above.

Additionally, please be aware that if prior to the effective date of the policy period there is any claim made against any insured or any notice of potential claim, occurrence, circumstance or wrongful act given under the expiring policy (if applicable), then we will take any and all action appropriate and allowed under state law, including but not limited to voiding *ab initio* and/or canceling this temporary and conditional binder and any policy issued pursuant thereto.

Return Remittance to:

Via Check (Make payable to Hartford Fire Insurance Company)
Hartford Fire Insurance Company
C/O Bank of America
3793 Collection Center Dr.

Binder for Insurance
Page 4 of 4

Solutions For Real Estate of Worthington dba
Solutions For
00 PS 0255998 09



Chicago, IL 60693

Via Wire Transfer

ABA Number: 026-009-593
For Account: Hartford Fire Insurance Company
Account Number: 375-157-7481
Reference: 00 PS 0255998 09 Solutions For Real Estate of Worthington dba Solutions For

Premium must be paid within thirty (30) days of the policy effective date.

Sincerely,

Tara McKernan
Underwriter

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)	
Business name, if different from above Solutions For Real Estate	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) 100 E. Campus View Blvd. Suite 340	Requester's name and address (optional)
City, state, and ZIP code Columbus, OH 43235	
List account number(s) here (optional) Ph: 614 846-3033 Fax: 614 474-1549	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
OR
Employer identification number
35 : 2230677

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶ 4.3.09
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,