



Dear Fellow Investors,

The link below contains a list of REOs available for immediate purchase. The properties will range from small vacant lots, occupied SFRs, to large tracts and commercial warehouses. There will be over 2,000 assets to our system in the next 20 days, following our audit and confirmation of all data, deeds, carry costs, etc. If you are interested in bulk acquisitions, it is recommended you contact us directly to discuss any assets that have not been confirmed. Otherwise, by clicking the link below, you will find new properties added to our system daily.

http://www.visiontls.com/buyer/complete.aspx?batch_id=151

The link above will take you to our website, which is full of resources necessary to your due diligence. You will find photos, BPOs (where available), on-site inspections, county data, anticipated carry costs and more. The data is easily sortable in various ranges of values you prefer and very easily navigated.

You will find the asking price in the attached, as well as on the website. Please note that the asking price is just that – an asking price. You are welcome to propose any offer you wish and all offers will be considered for review. We should also note that we are not an intermediary for the liquidation of this portfolio. We are the prime broker and any/all offers will be subject to Vision Tax Lien Services Terms and Conditions. Any brokers, agents, or potential intermediaries will earn a commission of 3% of the gross sales price of the asset/tape. Assets are offered both individually, or in bulk.

The REO assets are a collection of tax default acquisitions in various states. In most cases, these are tax deeded properties. It will be at the buyer's discretion to determine if they require a quiet title action, following the acquisition. In some cases, quiet title action has been initiated and will also be considered (for certain offers) to initiate on the part of the seller.

Tax Liens are a "super lien", which means mortgages/lenders are subject to redemption as much as the homeowner. Therefore, tax liens are superior to mortgages and nearly all other liens with the exception of other super liens. Examples of super liens are: IRS liens, city liens and HOA/POA liens. In many cases, you will find there are additional back taxes owed on the REOs. These amounts will be credited to the buyer, against the accepted offer price (at closing).

Vision Tax Lien Services is one of the nation's largest institutional tax lien servicers and REO liquidators of tax default assets. Prospective buyers interested in purchasing any liens, but unfamiliar with the tax default processes are welcome to contact us for further details. If you wish to make an offer, please execute a Letter of Intent and Non-Compete/Non-Disclose forms found at the link above. Once received we will review your offer, accept/deny and initiate your contracted due diligence period.

All offers need to include:

- Signed letter of intent. A template is attached, but alternate templates may be used
- Signed Non-Disclosure, Non-Compete Agreement (attached)
- List of parcel(s) included in the offer (excel file is preferred)

Please submit all offers and inquiries to the following:

offers@visiontls.com

Sincerely,



Vision Tax Lien Services, Inc.
844-249-VTLS (8857)