

Dear Real Estate Investor:

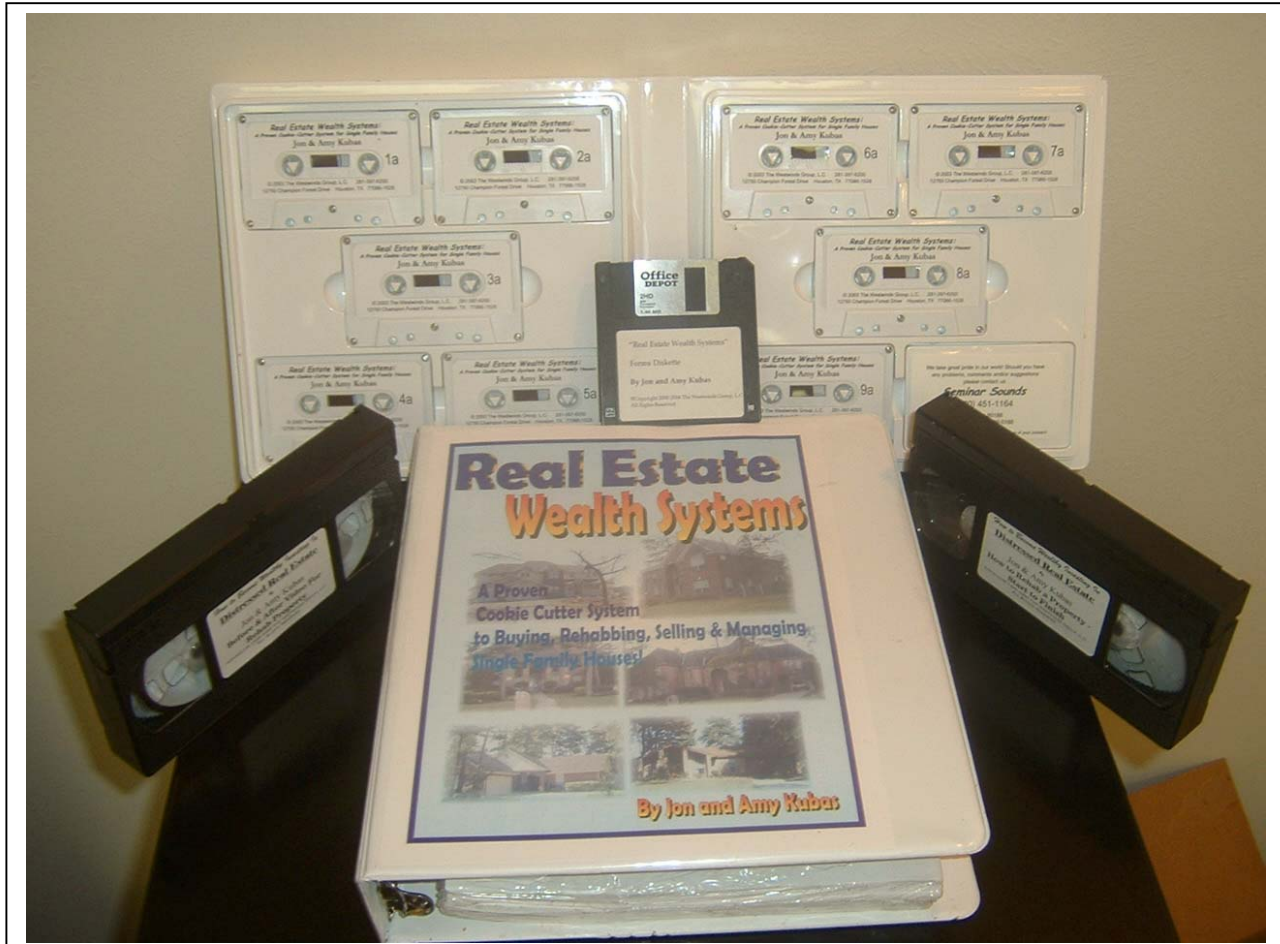
Thank you for your interest in the new and improved version of our course, **Real Estate Wealth Systems: A Proven Cookie-Cutter System To Buying, Rehabbing, Selling, And Managing Single Family Houses**, and we're very excited about it.

Some of the topics we cover in our system include:

- How to get started on the road to wealth
- 13 ways to find great deals
- The 6 most important questions to ask a seller
- How to determine if the seller is distressed and motivated
- How to determine if you have a great deal
- What to look for when you inspect a property
- 6 powerful negotiating strategies that will make you thousands and thousands of extra dollars
- 5 ways to sell and make a profit
- 10 people that must be on your "Dream Team"
- Easy step by step method to estimate the cost of renovations and repairs
- When to sell and when to keep and rent
- The 4 best methods to market the property for sale or lease
- The power of lease/options
- Checklists of documents required for buying selling, and leasing or leasing with the option to buy

And much, much more!!

Here's what you'll get:



Our complete course includes:

- 9 Audio Tapes from our 2-Day Live event, "Real Estate Wealth Systems: A Proven Cookie-Cutter System To Buying, Rehabbing, Selling, And Managing Single Family Houses"
- Our 220+ page Reference Guide including the forms we use on a daily basis
- A FREE diskette (WORD format) of all the forms we use daily (See attached list for details)
- A FREE copy of our "Before and After Video of A Rehab House", (VHS format) where we show you a house before we started working on it and then again after it was complete. We also show you all the costs and the net profit on the deal
- A FREE copy of our "How To Rehab A House" Video, (VHS format) including our detailed Scope of Work. This video takes you through a complete rehab, from start to finish, and explains what we're doing and the costs involved. We also went to a major building supply store and filmed the materials we actually use on the job.

If you purchased these items individually, it would cost you over \$1,500.00. You can now get the entire package **for only a \$897 refundable* deposit.**

To receive this great opportunity, complete the attached order form and fax it to 281-440-0992.

I'm sure this will help you on your road to becoming a real estate investor! Before you spend your inheritance, you owe it to yourself and your family to learn more about the business. You'll learn techniques that can save you many, many times over what you paid for this course.

I've also included some testimonials for you to read about What Others Are Saying about our course.

We look forward to hearing from you soon!

Sincerely,

Jon and Amy Kubas

Phone: (281) 397-6200 ext. 104

Fax: (281) 440-0992

e-mail: jkubas@westwindsgroup.com

Real Estate Wealth Systems

By Jon and Amy Kubas

A Proven Cookie-Cutter System To Buying, Rehabbing, Selling, And Managing Single Family Houses

“Jon & Amy’s Fast Start Package”

1. Audio Tapes and Reference Guide from our 2-Day Seminar on **Real Estate Wealth Systems: A Proven Cookie-Cutter System To Buying, Rehabbing, Selling, And Managing Single Family Houses**
2. Before and After Video of A Rehab Property, VHS Format
3. Video of “How to Rehab A House” including detailed Scope of Work, VHS Format
4. “Forms” Diskette including 39 “Must Have” easy to use forms, in Word Format

Total Value over \$1,500.00!!! for

Only a \$897 Deposit*

*The total fee paid for the home study course “Real Estate Wealth Systems by Jon and Amy Kubas” will be considered a “Good Faith” Deposit, and will be refunded upon the first real estate deal wholesaled to or Joint Ventured with Jon R. Kubas or his assigns. This offer is good for the period of two (2) years from the date of purchase. A separate Course Fee Deposit Agreement is required and will be provided with your course materials.

YES! Please send me Jon & Amy’s Proven Cookie-Cutter System to Buying, Rehabbing, Selling, and Managing Single Family Houses for Only a \$897 Refundable Deposit*

Name: _____

Cell Phone: _____ e-mail: _____

Office Phone: _____ Fax: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Payment Type: (a) Credit Card (Visa, MasterCard, AMEX)

Credit Card # _____ Expires: _____

Signature _____

(b) Check #: _____ Driver’s License # _____ State _____

(All checks must clear before shipment)

Mail/Fax to: Aim Publishing, LLC, 12750 Champion Forest Drive, Houston, TX 77066-1528

Phone: (281) 397-6200

Fax: (281) 440-0992

email: amy@westwindsgroup.com

Forms Diskette from Seminar
**“Real Estate Wealth Systems-A Proven Cookie Cutter System to
Buying, Rehabbing, Selling & Managing Single Family Houses!”**

This Diskette includes the following forms used by Jon and Amy Kubas on a regular basis. You should tailor the forms and seek legal advice for your particular situation.

1. Acquisition Management Letter
2. Addendum Regarding Mold
3. Affidavit and Memorandum for Purchase and Sale
4. Application Receipt Agreement
5. Assignment of Beneficial Interest in Trust
6. Assignment of Earnest Money Contract
7. Assignment of Escrow Funds and Interest in Existing Hazard Insurance
8. Cancellation of Existing Hazard Insurance
9. Checklist for Acquisitions
10. Checklist for Lease Options and Leases
11. Checklist for Marketing Properties
12. Checklist for Sales Transactions with New Loans
13. Consignment of Interest In Insurance Claim
14. Drive-By Letter for Vacant Houses
15. Due on Sale Notice for Buyer and Seller
16. File Information Sheet for Closings
17. Fixer Upper Worksheet
18. General Authorization Letter
19. Gift Letter for Buyer from Family Member
20. “I Buy Houses” Questionnaire
21. Landlord’s Rules and Regulations
22. Land Trust Agreement
23. New Property/New Tenant Information
24. Option Agreement for Lease with Option to Buy
25. Preliminary Credit Information
26. Property Inspection Summary
27. Rental Property Maintenance Request
28. Rental Property Turnover Sheet
29. Sales Thank You and Gift Certificate Letter
30. Sample Flyer to Sell Houses
31. Sample General Warranty Deed Subject to Existing Liens
32. Sample Lease Expiration and Renewal Letter - Standard
33. Sample Lease Expiration and Renewal Letter - Discounted Rent Program
34. Sample Residential Lease Agreement
35. Subcontractor Agreement
36. Statutory Durable Power of Attorney
37. Street Signs - The Best Way to Buy and Sell Houses (Samples and FAQ’s)
38. Subcontractor Bid Request Form and Standardized Items on Scope of Work
39. Weekly Property Checklist

What others are saying about Jon and Amy Kubas:

"Amy and Jon give a dynamic powerful workshop as a husband and wife partnership. Their presentation is direct and to the point. He's a genius explaining simply the step-by-step process buying, financing, investors, and the "sale." Most importantly how I can make a profit. They are warm and generous, and most importantly the integrity he teaches, "TAKE CARE OF THE CLIENT FIRST & YOUR BUSINESS WILL GROW." He takes you from nuts to soup of the sale." Diana Ellis, Dallas TX

"What A wonderfully mental stimulating experience. The information was clearly and logically presented for both the novice as well as seasoned investors. It was convincing evidence of your obvious knowledge of the subject of real-estate investing!" Gary L. Fox, Tyler TX

"I really appreciated the down-to-earth practicality of the information. You answered specific problem areas I've encountered and I can actually use the knowledge immediately. I believe you've moved me past some hurdles. Thanks." Steve Toon, Houston TX

"I have been investing in Real Estate for 20 years, and found that Jon Kubas has ideas that will allow me to significantly improve my cash flow." David Bartlow, Conroe TX

"I've been to several seminars and this has been one of the best. Everything is explained in detail and the questions-answers throughout the seminar was the best I've seen." Robert Allbritton, Houston TX

"I was impressed with the knowledge and experience of the Kubas'. Their seasoned tools and techniques will make into a knowledgeable investor. The details on wealth protection and entity structuring are more than most attorneys and CPA's." Leland Ward, Frisco TX

"This has been a very good informative, well done seminar. Especially for someone just getting started or wanting more knowledge in order to partner with a spouse or friend." Cynthia Taylor, Richmond TX

"As a real estate broker and a 14 year sales veteran, Jon and Amy have shown me interesting alternatives to the way I have conducted my business." Luke Heusdain, Houston TX

"I found the seminar rich and rewarding with many of the details I've been needing to make my business grow securely. Thanks a million!" Martin Lou Zinsitz, Kingwood TX

"This seminar was my first and was a great jumping-off point. Great information on 'driving for dollars.' I loved Jon and Amy's sense of humor!" Ginny Cheek, Friendswood TX

"Great! Very informative!" Gene Sherf, Magnolia TX

"Great, inspirational seminar for both novices and part-timers wanting to crank it up. Jon and Amy are great presenters with a wealth of practical, hands-on experience." Bill Bianchi, Beaumont TX

"Finally! A well thought out step-by-step process to buy and sell distressed properties. Well done." Al Romeo, Houston TX

"At first I was bothered that my husband had sent me to this 2 day seminar because he couldn't attend himself. I'm happy to say that halfway through I was very happy to have attended because it puts me in a better position to help him in his endeavors to acquire properties because of what I learned in the past two days." Josie Lopez, Houston TX

"Simple, clear, and complete course-As a beginning investor, I'm ready to do my first deal. This is not a 'theory course' but real-life 'how to's' full of very good information. Thank you." Steve Mangum, Dallas TX

"I'm in property management-I'm new and learning-I'm learning a great deal." Kim Beggs, Houston TX

"Excellent, very informative." Howard Streckert, Houston TX

"Jon and Amy take time to answer all questions along the way. They explain every step of their 'cookie cutter' in a very simple manner. Anyone can take this information, go out and start buying and selling properties immediately." Cruz Robels, Alvin TX

"Excellent seminar! I have gone to many seminars, including Ron LeGrand, your information is clear and easy to understand, your workbook alone covers everything so completely, I am recommending that everyone I know attend your seminar! Thank you!" Mark Pantak, Dallas TX

"Your seminar fills in the gaps where others leave out. The clear Christian honesty that Jon and Amy Kubas gave us helped me focus on exactly what I need to do to succeed in this business." Greg Sanders, Spring TX

"This was a great Real Estate course that covered the basics of Real Estate investing. I enjoyed hearing your stories and hearing about stories of "seminars." I could relate to all that you said. -Thanks- Samuel Madrid, San Antonio TX

"Jon and Amy have rubbed elbows with some of the best people around the country and have the practical "know how" it takes to be successful. They present valuable, useful information that's worth many times the value they charge." Stacey Moore, League City TX

"Great seminar encompassing all aspects of doing your business. Well worth the fee and time spent." Jim Nichols, Cypress TX

"Jon and Amy are a dynamite couple with a vast amount of experience doing what they teach. They are soft-spoken and very approachable, sincere people." Martha Davis, Seabrook TX

"Yes-This is a fantastic course to get the beginner going in investing in real estate." Robert Janssen, Dallas TX

"All and all well presented with good excellent content." Waldo Henslee, Houston TX

"My husband and I have been self employed wholesaling toys for 24 yrs. We have made good money but it has been too long and hard work. We have been contemplating buying/fixing up/selling and as a miracle your flyer showed up. Just what we needed. I really enjoyed the seminar and have learned a lot from it. I'm big on seminars now and will not miss any of your seminars in the future." Irma Christoffer, Houston TX

"A very informative seminar." F.W. Mohrhusen, Houston TX

"Great info. Most seminars I've listened to talked a lot about strategies and ideas. You've added meat to things. A good "Practical Application" course." Gregory Karr, Spring TX

"There was so much material covered I couldn't absorb it all in two days. Its like to get a sip of water out of a fire hose." William Freeborn, Dickinson TX