



Residential Property Enrollment Form

Residential Property Owner _____, herein referred to as "Owner," agrees to enroll his property into the Owners Alliance, Inc. Membership is a bundle of benefits and services that convey with the property (www.ownersalliance.org.)

Owner agrees and acknowledges the desire to enroll the property known as, Address _____, herein referred to as the "Property," into the Owners Alliance, the Owners Alliance desires to accept the property, with the requirements set forth herein.

The Owners Alliance hereby grants membership into the association, to the above mentioned Property and Owner, for a period as outlined below. Nothing herein shall bind either party to exclusivity and the said property may be enrolled in other associations, as the Owner may will. The Owner acknowledges, by checking on of the following boxes, which program they wish to enroll the property for membership. The enrollment fee is based upon a percentage of the value of the property enrolled, or the actual sales price, whichever is applicable payable at closing.

Residential Program:

| | | | |
|--------------------------------------|-------------------------------------|----------------------------------|---|
| <input type="checkbox"/> Diamond 11% | <input type="checkbox"/> Emerald 6% | <input type="checkbox"/> Ruby 4% | <input type="checkbox"/> Other (Call for Details) ____% (Enrollment Fee Varies) |
|--------------------------------------|-------------------------------------|----------------------------------|---|

Emerald Example: (Property Value) \$76,000 X (Emerald 6% + \$400 = \$4,960.00 (Enrollment Fee)

The Owner hereby intends to complete enrollment and submit all monies due within forty-five days of the signing of this agreement. Failure to do so will result in termination of the Owners Alliance membership.

The Owner, at his sole option, may cancel the membership for a full refund within the Trial Period. The Trial Period ends forty-five days after enrolling, or in the event the enrolled Property is to be sold, up to forty-eight hours prior to the sale of the Property. The Owner waives any right under the law to cancel membership within forty-eight hours prior to closing, during the trial period.

In the event that the Property sells and closes escrow, prior to the completion of enrollment, the Property will automatically complete enrollment at closing. At closing, the Owner will be responsible for paying any monies due for his membership, either to the Owners Alliance or designated funding source, as directed by the Owners Alliance.

The Owner hereby instructs any closing agent, that they above listed property, is a member of the Owners Alliance and the enrollment fee is due and payable at time of closing of escrow. In the event that a closing agent fails to collect the enrollment fee at closing, the Owner acknowledges that the monies are due and will promptly pay on demand, without delay.

In the event that the Property is sold, the Owner further agrees and acknowledges, that by the very act of his Property closing escrow, that he has received substantial and valuable benefit from his membership into Owners Alliance and that the enrollment fee is due in full at closing.

The Owner agrees to indemnify and hold harmless, the Owners Alliance, Inc., Universal Direct Sales, LLC and the designated funding source from any loss or claim arising out of the sale of the Property by the Owner, and any third parties, or parties to the transaction, with respect to the program and services provided by the Owners Alliance and its agents, pursuant to the terms and agreements of its program.

Unless terminated the membership shall be for a period of three years, five years, ten years or as determined by the Owners Alliance, depending on the programs, Diamond, Emerald, Ruby or other, into which the Residential Property is enrolled.

All parties agree to this binding agreement under the laws of the state of Florida. In the event of a dispute, all claims will be settled in the Courts of Florida. This agreement is assignable as the discretion of Universal Direct Sales, LLC and may not be modified except in writing and agreed to by all parties.

Print Owner/Company Name Date

Print Co-Owner Date

Signature/s

Title