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**INSTRUCTIONS for INVESTING in the GEORGIA Turnkey Property  
Opportunity with PIP-West and NRG**  
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(Last Revised 2-8-2012)

Greetings, Investors!

Below are the detailed INSTRUCTIONS for purchasing a **GEORGIA** "Turnkey" property through PIP-West and NRG.

*Note: To invest IRA, 401(k) or other qualified funds that utilize a third-party custodian company, please request the forms and procedures from your custodian company to perform the steps below.*

**STEP I. Submit the Purchase and Sale Agreement**

- (1) Download and print the **Purchase and Sale Agreement** stored on our website at <http://www.pipwest.com/purchaseandsalesagreement.pdf> .
- (2) Complete and sign the Purchase Agreement.
  - If the properties are on the NRG website, they are available for purchase.
  - The price on the website is an all-inclusive price (no additional funds necessary, i.e. escrow fee, closing costs, etc.).
  - The buyer fills in the address of the property, and NRG will fill in the legal description.
  - NRG will fill in the closing date.
- (3) Send the Purchase Agreement to Kim Seaglund (843-816-0817) in one of the following ways:
  - Email: [Kimberly@pipwest.com](mailto:Kimberly@pipwest.com)
  - Fax: 843-757-1311
  - Mail To: National Realty Group LLC  
Suite 129  
20 Towne Drive  
Bluffton, SC 29910

**STEP II. Send the Earnest Money Deposit to the NRG Escrow Account**

- (1) Wire transfer the **Earnest Money Deposit** amount described in the Purchase Agreement to the National Realty Group – Escrow Account (see wire instructions below).

*Note: If the buyer prefers, buyer can send the funds directly to PIP-West to channel to the NRG Escrow.*
- (2) Once funds are sent, **contact** NRG to confirm receipt of the funds

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Direct: 949-433-8864

Toll Free: 877-335-2529

Fax: 612-545-1650

[www.PIPWEST.com](http://www.PIPWEST.com)

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(3) **WIRE INSTRUCTIONS** for the National Realty Group – Escrow Account are as follows:

<b>Bank Name:</b>	<b>Bank of America, Georgia</b>
<b>ABA #:</b>	<b>026009593</b>
<b>IF International, include:</b>	<b>bofaus3n</b>
<b>Bank Address:</b>	<b>2333 Main Street Tucker, GA 30084</b>
	<b>Additional contact information:</b>
	<b>Bank Phone: (770) 491-5400</b>
	<b>Bank Contact: Joom Wasserman</b>
<b>Credit (Beneficiary):</b>	<b>National Realty Group – Escrow Account</b>
<b>Account Number:</b>	<b>334036253979</b>
<b>Add Note to Wire Request:</b>	<b><u>Property Address</u> and <u>Sender name</u></b>

### **STEP III. Send the Purchase Balance of Funds to the NRG Escrow Account**

- (1) Wire transfer the **Purchase Balance of Funds** amount to the National Realty Group – Escrow Account, according to the schedule described in the Purchase Agreement (*see wire instructions above*).  
*Note: If the buyer prefers, buyer can send the funds directly to PIP-West to channel to the NRG Escrow.*
- (2) Once funds are sent, **contact** NRG to confirm receipt of the funds.
- (3) Once Escrow confirms receipt of the Purchase Balance of Funds, the property will be able to close within a couple of days.
- (4) Once the property closes, the Warranty Deed will be “in hand” within a few weeks.

### **STEP IV. Please keep PIP-West informed** of when the paperwork and the funds have been sent to the NRG Escrow Account.

Be sure to become more familiar with the PIP-West website ( <http://www.PIPWEST.com> ) in order to maintain your familiarity with Tax Lien Investing, Tax Deed and Foreclosure/distressed Property investment opportunities.

Please don't hesitate to contact us with *any* questions.

Please feel free to contact us with *any* questions on these instructions or on PIP-West investment opportunities.

Thank you for your *interest* and your *trust*, and we look forward to a *long* and *profitable* association!

Sincerely,

**Don**

**949-433-8864 (cell)**



**Donald G. Fullman, Jr., President**

**877-335-2529 Ext: 103**

**949-433-8864 (cell)**

[DFullman@PIPWest.com](mailto:DFullman@PIPWest.com)

[www.PIPWEST.com](http://www.PIPWEST.com)

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