



ProCore Property Solutions
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INVESTMENT PROPERTY EVALUATION AGREEMENT

This Agreement is made and entered in this ____ day of _____, 2007, between _____, residing at _____ City of _____, County of _____ State of _____, Zip Code _____, hereinafter called "Client", and ProCore Property Solutions., of 3355 N Five Mile Rd # 285, Boise, Idaho 83713, hereinafter called "Agent".

Client hereby employs the services of the Agent to evaluate potential investment properties in Southwest Idaho for rental marketability as a prelude to Client making an offer to purchase properties from a seller.

Client Preferences:

Property Type: (Check all that apply) Single Family ____ Multi-Unit ____ Commercial ____
 Bedrooms: _____ Baths: _____
 Property Area (Circle) Boise Meridian Eagle Star Middleton Nampa Caldwell Kuna Emmett
 Special Instructions: _____

1. Responsibilities of Client:

The Client agrees to utilize the services of Agent to evaluate properties prior to Client making an offer on a property. Client agrees to compensate Agent for services rendered as set forth in this agreement.

2. Responsibilities of Agent:

The Client hereby appoints Agent to act on his or her behalf and to do any and all lawful things necessary for the fulfillment of this Agreement, including the following:

A) **Property Evaluation:** Agent will evaluate investment property opportunities to determine location desirability, resale potential, and rent potential (As determined by Agent based on experience and current market conditions) and provide this assessment to the Client for review.

B) **Walk-Through of Property:** Acting on behalf of Client, the Agent will do a “walk-through” of the property being evaluated and document (and photograph) any issues or problems which could be of negative influence to future resale or rent potential (As determined by Agent based on experience and current market conditions). This “walk-through” is NOT a professional home inspection and is intended to be in addition to and not in replacement of a professional home inspection.

3. Term of Agreement: This agreement shall expire 30 days from the date specified below or after the Client has made an offer on a property evaluated by Agent per this agreement, whichever comes first, unless extended in writing and by mutual agreement of both parties.



