

These are samples of the documents you will sign as part of the property donation process.

The first,  
**Escrow Instructions**,  
will be your instructions to the escrow agent.

The second,  
**Property Donation Contract**,  
is the actual contract you will sign  
in the donation process.  
However, it does deal with the  
escrow process so is offered  
here as part of this display  
for your review.

# Escrow Instructions

We desire to transfer the deeded title to our property designated as:

Real Estate Address \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_  
**Legal description attached**

Mortgage Type  Mortgage  Promissory Note  Trust Deed Position  First  Junior  
Property Address \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_  
**Legal description attached**

Timeshare Resort Name \_\_\_\_\_ Managed by \_\_\_\_\_  
Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Resort Phone # (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Unit # \_\_\_\_\_ Assigned week? \_\_\_\_\_ Points? \_\_\_\_\_

We have agreed to pay the sum of:

Mortgage ONLY:

- \$1000 for the following services:
- a. County recorded transfer of the mortgage from us to Victims Relief, Inc.
  - b. IRS Form 8283 receipt for the mortgage
  - c. A receipt letter for funds paid

Real Estate or Timeshare ONLY:

- \$1400 for the following services:
- a. County recorded deed transfer from us to Victims Relief, Inc.
  - b. IRS Form 8283 receipt for the timeshare
  - c. A receipt letter for funds paid

We are depositing these funds with

Solutions Holding Company

or

\_\_\_\_\_ our agent choice

to be released upon completion of the designated service. Proof of such service shall be copies sent to you by Victims Relief, Inc. of the recorded documents and documents being sent to us. Upon your receipt of those copies, please release the funds to Victims Relief, Inc. If, on the 91<sup>st</sup> day following our submission of the full documentation requested by and submitted to VRI the process has not been completed, you shall refund to us all our money deposited with you. Any problems, questions, or disagreements regarding completion of this process will be determined by you, the holding company, according to your normal business operations.

All parties whose names appear on the timeshare deed must sign this form.

Signature \_\_\_\_\_ Print name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print name \_\_\_\_\_ Date \_\_\_\_\_

Your escrow agent must be a licensed real estate broker, attorney, CPA, bank, or escrow company. They must be subject to licensure complaints if they mishandle the funds.

Name \_\_\_\_\_ Licensed Profession \_\_\_\_\_

License Number \_\_\_\_\_ State \_\_\_\_\_ Phone \_\_\_\_\_

Full Address \_\_\_\_\_

# Property Donation Contract

This contract is made by and between \_\_\_\_\_ (Donor) located at \_\_\_\_\_ and Victims Relief, Inc. (Charity) located at 241 S. Valencia St., #2, La Habra, CA 90631.

It is the intent of the Donor to divest themselves of their property through donation of the ownership to that property to the Charity with a "sale" price of \$0 (Zero Dollars).

***The legal title is attached hereto.***

As such the parties agree to the following:

The Donor has full legal right to transfer title from themselves to the Charity.

The Charity has the full legal right to accept title.

The Donor shall:

1. Provide a copy to the Charity of the current title to the property
2. Covenants, Conditions, and Restrictions (CC&Rs)
3. Membership Agreement with the Resort (Timeshare Only)
4. Any additional contracts relating to the property signed by the Donor as owner;
5. If the above documents are not provided, the donor accepts all responsibility for future problems that may arise out of them.
6. Be responsible for all charges, bills, and/or debts related to the property up to and including the day of title recording; and
7. Pay for all services rendered in this process.
8. The Donor specifically requests and agrees to deposit within 10 business days with the selected escrow agent
  1. Real Estate or Timeshare - ONE THOUSAND, FOUR HUNDRED DOLLARS (US) (\$1,400.00) as an additional cash donation to the Charity.
  2. Mortgage - ONE THOUSAND DOLLARS (US) (\$1,000.00) which shall be considered an additional cash donation to the Charity.

The Charity shall:

1. Prepare and provide for signature all documents related to the title transfer;
2. Pay required recording fees;
3. Record the title transfer from the Donor to the Charity; and
4. Forward to Donor copies of all recorded documents.
5. Complete and provide IRS Form 8283 which is a letter of receipt fo the timeshare.
6. Provide a letter of receipt for the funds paid.

Because recording of title transfer is not under the control of the Charity, it will be accepted that if the process is not completed within 90 days of the date all documents are received by the Charity from

the Donor this contract shall be null and void and Charity shall not have any claim on any funds paid by the Donor to the Escrow Company. At that time the Donor may make claim to those funds deposited with the escrow company.

Both parties agree that:

\_\_\_\_\_ (escrow agent) \_\_\_\_\_ Donor initials \_\_\_\_\_ VRI initials  
Address, city, state \_\_\_\_\_  
Phone \_\_\_\_\_

or

Solutions Holding Company \_\_\_\_\_ Donor initials \_\_\_\_\_ VRI initials

shall hold all funds in escrow until completion of this title transfer process. Charity shall pay required reasonable holding and other marketing expenses outside of funds held in escrow.

Submission of copies of the final recording documents showing recording of the title transfer or exercise of the First Right of Refusal by the Resort which fulfills the intent of this contract shall be deemed completion and all claims to escrowed funds held by the escrow holding company shall be awarded to the Charity.

This contract is the full and complete agreement between the parties and supercedes any previous written or oral statements or agreements.

Both parties recognize that this is a legal contract and should seek independent legal advice is desired.

Must be signed by all current legal entities on the current deed.

Donors:

\_\_\_\_\_ Signature \_\_\_\_\_ Printed \_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Printed \_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Printed \_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Printed \_\_\_\_\_ Date

Charity

\_\_\_\_\_ Signature \_\_\_\_\_ Printed \_\_\_\_\_ Date