

Congratulations on the Section 8 Mentorship Blueprint! This program is an incredibly valuable source of support. As an S8Training member, you will receive hands-on mentorship and quality services from our team, which includes the following:

- 1) **One-on-one Breakdown calls.** (Working with you individually to build a strategy that is proven and guaranteed based on your individual circumstance.)
- 2) **Access to Private Lenders.**
- 3) **3 Group Calls**, held on a weekly basis.
- 4) **All Comprehensive curriculum Covering**
  - Exactly How to find the Section 8 Properties.
  - Exactly How to find off market properties that are heavily discounted (30-60%)
  - Exactly How to Finance the Section 8 Properties using government programs.
  - Exactly How to correctly place tenants in Section 8 Properties.
  - Exactly How to Screen and find tenants the proper way.
  - Exactly How to buy properties from out of state, without viewing the property.
  - Exactly How to negotiate Section 8 Rents, to maximize Rents.
  - Exactly How to find a property manager that takes care of all maintenance.
  - Exactly How to conduct Section 8 inspections.
  - ALL Rules, Regulations, and loopholes surrounding Section 8 rentals.
  - Exactly How to delegate all roles surrounding your section 8 investment. (Inspection, Title Work, Management, Closings)
  - Exactly How to make your Section 8 business an autonomous business.
  - Exactly How to navigate the required paperwork/ contracts necessary for Section 8 rentals.
  - Exactly How to do creative financing and perfect subject 2 financing.
  - Exactly How to find an optimal market (City & County) for Section 8 rentals.
  - Exactly How to perform basic calculations that determine profitability of the Section 8 rental.
  - Exactly How to access and utilize programs within section 8 for scalability.
  - Exactly How to use OPM to buy Section 8 Rentals.
  - Exactly How to structure section 8 partnerships.
  - Exactly How to find partners within section 8 to invest with you.
  - ALL Access to any materials I've generated over the years to perfect section 8 rentals. (Leases, Operating agreements, Rental Applications... ETC)
  - ALL Strategies that S8Training uses to mitigate taxes.
  - EXACTLY How to begin Section 8 with every system you possibly need to do it profitably.
  - **We will source On-Market and Off-Market properties for the client on a weekly basis which are feasible for Section 8 and the Client's Goal.**
- 5) **Hand-Holding for the First 3 Section 8 Properties.**

Including finding first 3 "turn-key" section 8 approved properties, finding qualified and reliable management and maintenance contacts to have on retainer, obtaining lending options, finding and accepting qualified section 8 approved tenants, managing and scaling a section 8 real estate business.

## MENTORSHIP AGREEMENT

### Client Information:

Full Name: \_\_\_\_\_

Primary Email: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Country: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Investment Summary:

Name	Price	Qty	Total
(Section 8 Training) By Karim Naoum	\$5,500.00	1	\$5,500.00

This Agreement establishes the legally binding conditions governing your acquisition of products and/or services from S8Training, as outlined herein.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

The majority of our clients achieve \$500-\$800 per door within 6-8 weeks by following the program. While success depends on individual effort, clients who fully implement the training and have not secured a property within that timeframe may receive Done For You assistance from Karim to streamline the process.

### Terms of Agreement:

#### 1. Services:

Your purchase includes access to various components such as videos, audio tracks, self-study programs, webinars, coaching, masterminding, and training courses, as specified in your order form. Login information and curriculum received upon becoming a member grant lifetime access.

The Client acknowledges that S8Training is a consulting service providing education and mentorship, not financial or investment guarantees. Success depends on individual effort, market conditions, and external factors beyond S8Training's control. No specific results, earnings, or financial returns are promised.

#### 2. Payment:

Payment terms will be as indicated on your order form. You agree not to cancel this transaction with your bank or credit card company.

#### 3. Term:

The term begins upon the date of this Agreement and remains in effect until the completion of services.

#### 4. Performance:

Both Parties agree to take all necessary actions to ensure the Agreement's terms take effect.

#### 5. Compensation:

Invoices submitted by the Contractor are processed immediately.



**6. Confidentiality:**

Client agrees not to disclose any confidential information received, including program resources and information provided.

**7. Ownership of Intellectual Property:**

All intellectual property developed under this Agreement shall be the sole property of the Contractor. The Client may not use, reproduce, or distribute it without the Contractor's authorization. Unauthorized use may result in liability for damages.

**8. Additional Clause:**

Client permits the use of project-related images, case studies, and statistics by S8Training.

**9. Modification of Agreement:**

Any amendment must be in writing and signed by both Parties.

**10. Entire Agreement:**

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

**11. Ensurement:**

The Agreement benefits and binds the Parties and their respective heirs, executors, administrators, and successors.

**12. Governing Law:**

A. Waiver of Trial by Jury:

The parties waive their right to a jury trial for any disputes arising under this Agreement, including claims, counterclaims, or third-party claims, if arbitration is deemed unenforceable by a court. This waiver extends to all claims of injury or damages related to this Agreement and its associated relationships. The parties affirm that this waiver is made knowingly, voluntarily, and in their mutual best interest

B. Arbitration

Except as otherwise stated herein, The Firm and Attorney agree to resolve all disputes related to this Agreement through binding arbitration under the applicable rules of the American Arbitration Association (AAA). This includes, but is not limited to, claims under federal and state statutes such as the Age Discrimination in Employment Act, Title VII of the Civil Rights Act, the Americans with Disabilities Act, the Family and Medical Leave Act, the Fair Labor Standards Act, the WARN Act, and any related tort, contract, or civil rights claims.

C. Choice of Law

This Agreement shall be governed by Louisiana law, excluding its conflict of law principles. Any disputes arising from or related to this Agreement shall be exclusively resolved in the state or federal courts of Jefferson Parish, Louisiana.

**13. Severability:**

Invalid provisions will not affect the validity of the remaining Agreement.

**14. Non-Compete Clause**

The Client agrees that for a period of 3 years, they shall not create, promote, or participate in any competing real estate education, mentorship, or consulting business that replicates S8Training's strategies, materials, or business model. Any violation of this clause entitles S8Training to seek injunctive relief, damages, and legal fees.



**15. Payment Financing Option:**

S8Training offers a 0% interest financing plan for the program investment, with payment terms of 3, 6, 9, or 12 months. The Client agrees to:

- a) Make timely payments according to the agreed schedule.
- b) If a payment is missed or delayed beyond 7 days, access to services will be suspended until payment is made.
- c) If payments remain unpaid for 14 days, the full remaining balance becomes immediately due.
- d) The Client agrees not to initiate chargebacks or disputes, and any such action will be considered a breach of contract, with S8Training reserving the right to pursue legal remedies.
- e) This financing plan does not modify any other terms of this Agreement, and all payments made are non-refundable.

**Client Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**S8Training Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

I acknowledge S8Training's commitments to its diverse client base and recognize the importance of respecting the time and efforts of S8Training employees, who also have personal lives and families. I commit to trusting S8Training's ability to deliver the outlined results.

Payments made to S8Training are solely for educational services and mentorship. The Client acknowledges that results depend on individual effort, market conditions, and external factors beyond S8Training's control. As such, payments are final, non-refundable, and not subject to chargebacks or disputes.

I am aware that any breach of these terms may adversely affect my business, as well as hinder S8Training's capacity to consistently deliver long-term results for both myself and their other clients.