

Mentor Financial Group, LLC
1332 Cape Saint Claire Road Suite 625
Annapolis, MD 21409

Capital Trust Bank
123 Main St
Annapolis, MD 21409

309

Date October 20, 2012

Ten Thousand & $\frac{00}{100}$ ————— Dollars \$ 10,000.00 —

Pay to the
Order of John Smith
1450 Main Street
Anytown, OR 97526-1348



Refer to back

: 1 291 31673 : 0505 0114584906 :

SECURITY FEATURES INCLUDED.

ATTENTION: [FirstName LastName] – You can get a check like the one above in less than 30 days... just for bringing us a good “fix and flip” deal.

Re: Seeking partners in [City, ST]...

Dear [Fname],

You can start receiving real checks just like the “sample” check above in your mailbox (or via FedEx)... in **less than 30 days.**

Just bring us — the “Flip Guys” — which is me, Peter Conti, and my business partner, Jerry Norton — a good “fix and flip” deal and we will cut you a check for **\$10,000 on the spot.**

We take care of everything else. We do the rehab. We market and sell the property. And **we fund the entire deal.**

There are tons of good “fix and flip” deals out there in today’s market for you to find. You can start locally and work outwards — this works in all 50 states and you are NOT limited to your local area.

In fact, there is NO limit to the number of deals you can submit... and NO limit to the number of \$10,000 checks you can collect doing this.

Imagine getting a **\$10,000 check in the mail every month,** just for finding “ugly” houses in [City, ST] — or online — and passing them off to us.

Listen... the economy is tough right now. We get it. But when times are tough, there is always a **lot** of money to be made in real estate... because property is **undervalued** and cheap to get.

Jerry and I run a very profitable *Nationwide Rehab Company* and have access to lots of CASH to fund our deals. With all of our tools and resources, it’s very easy for us to fix-up and sell properties quickly. And since we can get houses for cheap in today’s economy... our biggest problem is **finding as many deals as possible** to plug into our “Quick Flip Money Machine.”

That’s where you come in. We’re looking for houses in [City, ST] (and all over the country) and will pay you \$10,000 for each “ugly” house you bring us that meets our simple criteria.

You don’t need any of your own money or credit (or even any experience with real estate) to do this

DO NOT DEPOSIT

This 'sample' check has no cash value.

NOTE: To find out how you can receive real checks like this, go to the website mentioned below and enter your password.

DO NOT WRITE, STAMP, OR SIGN BELOW THIS LINE. RESERVED FOR FINANCIAL INSTITUTION USE.

ENDORSE HERE

and deals close FAST. You can **get your first \$10,000 check in less than 30 days.**

And here's the best part...

We'll show you how to get Realtors to bring these deals to you for FREE and the property owners will pay the realtors commission when the deal closes... so it doesn't cost you any money out of pocket.

This can easily be done in your spare time, from the comfort of your home... with just your computer and a couple hours a week.

Go to the website below now to find out how you can get your first \$10,000 check...

www.My10kCheck.com

(Make sure to enter your password: **W123**)

Go to the website and enter your password, to get FREE INFORMATION on...

1. Why you do NOT need to apply for a loan, risk your own money, or secure funding to do this. (We fund these deals for you, so there is no money out of pocket!)
2. How to get your first \$10,000.00 check in less than 30 days.
3. How to get Realtors to bring these deals to you for FREE (we pay their commissions).
4. Why you'll never need to fix-up, market, or sell a property ever again!

WARNING: THIS OFFER ENDS SOON. We can only accept a limited number of partners in **[City, ST]** or any given area. Go to the website below now, before we stop accepting new partners...

www.My10kCheck.com

IMPORTANT: When you go to the website above, you MUST enter your password...

Your password is: **W123**

We look forward to working with you!

To Your Success

Peter Conti & Jerry Norton