



## Important Disclosures

### **Please be advised of the following:**

1. Mark D MacFarlane, a principal of OutFactors.com and Marlau Investments Inc. is a Texas licensed real estate agent. The sponsoring broker of Mark D MacFarlane is:

Mr. Iraj Zilaie  
Global Realty  
704 E 15th Street  
Plano, Texas 75074  
(972) 633-2422  
Broker License #0490866

2. OutFactors.com and Marlau Investors are strictly acting as principals/direct buyers and sellers. We do not offer or accept any agent representation.
3. We do not represent the public as real estate agents or provide brokerage services. We are not your real estate agent and do not represent you in any manner or capacity. You are advised not to disclose confidential information that is not specifically necessary to complete the sale of your property.
4. You are advised to consult with an attorney or real estate broker that will represent your interests prior to signing an agreement to sell your property.
5. We do not seek to list your property or to help you sell your property. We only want to buy your property as a direct buyer/principal.
6. We will not provide you advice, a market study, or any other real estate services. If you desire these services we recommend you engage a real estate professional of your choosing.
7. We are not attorneys and we will not provide legal advice. If you desire legal services we recommend you engage an attorney of your choosing.
8. Our offer may be substantially less than what you could sell your property for if you used typical sales and marketing methods.
9. We are in the business of buying properties at wholesale prices and intend to resell the property as quickly as possible for a profit.
10. All names, characters, incidents, and potential savings described on this website are a dramatization.
11. All offers from OutFactors are preliminary, subject to inspection, and are not an appraisal.



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12. OutFactors reserves the right to withdraw or change any offer at any time and for any reason at their sole discretion.
13. Special offers are only redeemable at closing/funding and are subject to terms and conditions.
14. For a real estate agent or broker to represent a seller in the sale of a property to OutFactors or Marlau Investments Inc. and be paid a commission, the real estate agent or broker must:
  - a. Hold a valid real estate agent or broker license in good standing in the state the property is located.
  - b. Have an agreement with the seller to be their agent and representative for the sale of the property.
  - c. OutFactors' purchase of the home must be consummated, closed, and funded.
15. In most cases, we intend to sell our equitable interest in the property (our contractual right to buy your home) to another investor/purchaser for a profit.
16. Although the Purchase and Sale Agreement may list Marlau Investments Inc. as the purchaser, all of our contracts allow us to assign the purchase and sale agreement to a third party without the seller's consent. The rights to purchase the home may be sold to another company or person. This does not change the purchase price or terms but will change who is the actual purchaser.
17. To stop receiving emails, calls, or mail from OutFactors please visit [www.OutFactors.com/OptOut](http://www.OutFactors.com/OptOut).