

5N250 LLOYD - ITASCA, IL 60143 - 630 918 9642

Hi,

Thank you for considering REMODEL-PARTNER, INC. to help design & build your project. We welcome this opportunity to work with you to not only develop a project that fits your needs and investment level, but also one that enhances the value, architectural style and décor of your property all while saving you the most time and money!

We have built our business on a philosophy unique to our industry. Specifically, that our job is more than just delivering a quality product on time, but also to provide a quality service that minimizes your inconvenience during construction. I have developed a new business model that benefits you in many ways! I guarantee to beat any price by **\$1000** that compares the same design and scope of work!

## THE PROCESS

### WHAT USUALLY HAPPENS FROM THIS POINT ON?

My major goal is to get the right design, scope of work and pricing developed quickly so you can make an informed decision about your new project. Our first consultation will be at your location approx 1-2 hours in duration. We will discuss the company, your goals, investment level, and the process along with approx. start date. We will take an assessment of the pre-existing conditions of your property along with detailed measurements and photo's. This process usually takes approx 2-3 meetings to get to the point where you will know three key things. **The project design, scope of work items included and the cost.**

Below please find a brief description of our Process:

- |                          |                                    |          |
|--------------------------|------------------------------------|----------|
| ❖ Funding                | Design                             |          |
| ❖ Scope Of Work          | Architectural Bid Package Services |          |
| ❖ Product Selection      | Competitive Bidding                |          |
| ❖ Construction Documents | Permits                            | Building |

**Funding:** We will attempt to secure the best financing for you

**Design:** Using our professional expertise and computer aided design we will produce a detailed As-Built drawing of your existing property. Upon completion of the As Built and a preliminary design, we will meet to work on them together. Our goal is to work within your investment level to implement your wants and needs.

**Scope of work:** We will develop and review with you a detailed list of all the items included in the project by description, unit, quantity, and wholesale costs.

**Architectural Bid Package Services:** These services include a variety of ways to put your project into perspective. Several options will help you understand the design, scope of work along with the costing. These packages can be given out to anyone that may be bidding on your project. You may purchase one of these services. Download sample copy @ [www remodel-partner.com](http://www remodel-partner.com)

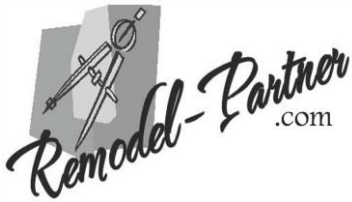
**Product selection:** We will work with you to select all interior & exterior products.

**Competitive Bidding:** We will negotiate pricing on your behalf with all the vendors that will work on your project. We then set a base price that is the actual projected wholesale cost (not retail) to build the project. How we are compensated is by charging you a fair management fee. Ask about our special plan to save you more money!

**Construction documents:** On your behalf, we will enter into sub contract agreement with vendor(s) that includes the scope of work, costing, start date and payout terms.

**Permit/Bonding process:** We will prepare and apply for the building permit on your behalf.

Over 50 years of QUALITY DESIGN & CONSTRUCTION MANAGEMENT experience!  
"Where You Always Save More Money"



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**Building:** We will manage the construction of said project from start until the final punch list is completed.

**Features & Benefits of the new Remodel-Partner business model:**

- ❖ You become a partner on your own project
- ❖ Deal directly with John Angel throughout the complete project
- ❖ Buy all services and products at true wholesale costing
- ❖ Open book policy (is the key to understanding where your money is going)
- ❖ Low overhead that saves you money!
- ❖ The ability to save 50% of every dollar we can save on the project costs
- ❖ Professional help finding the right funding
- ❖ We accept all major credit cards
- ❖ We will beat any competitive price by \$1000.00 ask for details
- ❖ One on one Architectural design help working at a pace that is comfortable for you
- ❖ The ability to buy an architectural bid package service
- ❖ Product selection help with a qualified designer
- ❖ Permit acquisition and inspections handled
- ❖ All negotiations with the vendors (sub-contract agreement, licensing and insurance certification)
- ❖ Coordination of vendor payouts and waiver of lien control
- ❖ Peace of mind that the project will be done quickly and professionally using quality products
- ❖ Full time project management by John
- ❖ We keep a clean project site
- ❖ Take pride in having a project that will match your existing building down to the smallest details
- ❖ Get a complete digital photo record of the projects step by step process
- ❖ 1 year labor warranty included
- ❖ The only company to guarantee a decrease in project cost as we progress (ask for details)!
- ❖ Buy additional 5, 10 year or Lifetime labor warranty

**What you can do to help**

The more information we have will save time, money, and will help clarify for us what your goals are.

**The sort of information that is helpful includes:**

- Go to <http://www remodel-partner.com/get-ready.html> to learn how you can help!
- Come up with an investment level you can live with.
- Written list of your needs and wants.
- Descriptions of items in that you want to include in the design like kitchen appliances, furniture, cabinets, etc. Visit [the Partners page on our website](#)
- Pictures of other projects with notes describing what you like.
- Any other information about the project.
- Go to [www.getdecorating.com](http://www.getdecorating.com) for thousands of project pictures (membership fee required).

A well thought out, detailed plan would save you a lot of time, money, and aggravation. It becomes the most important form of communication we will have. You will prevent delays, changes, and cost overruns because everyone knows what to expect in advance.

If you have, any questions or concerns please feel free to call.

Respectfully,

John Angel

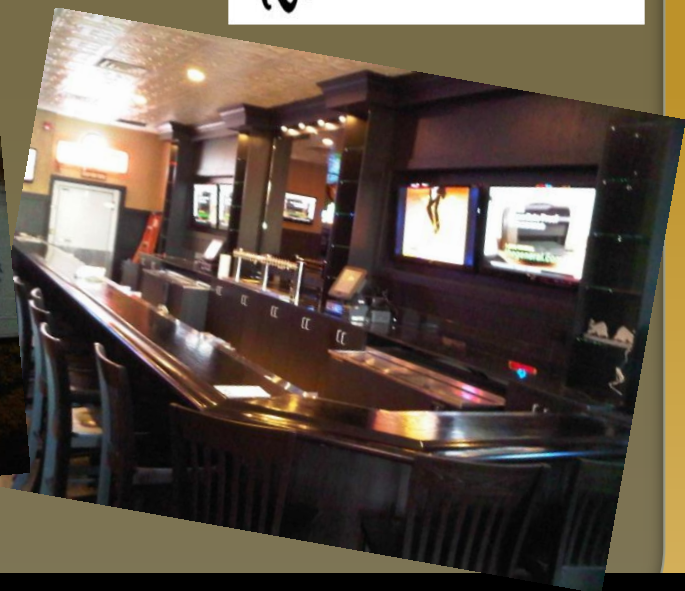
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# FREE ARCHITECTURAL DESIGN

**Free Architectural Design:** I promise to do the initial Architectural Design at no cost to you. This will show you three key things. The Design, Scope of Work and the Cost for your project. Company policy does not allow for us to leave free copies!

**Architectural Bid Package:** Why not buy a bid package. Have you ever thought how time consuming it is to explain how your project will look and include to each contractor? Before investing your money in a set of architectural plans, consider this service. Architects are excellent at design but have little or no concept for the project costing, we excel at both! It is a great value at a fraction of the cost that you would pay an architect. We duplicate the bid package for you to email and/or hand out to your bidders. It contains all the pertinent information that they will need in an easy to understand format. The bidder only needs to visit the project site, get the package and view the pre-existing conditions. If you are applying for a loan to do your project this package is exactly what the lender needs to appraise your future property value. Architectural Bid Package's start as low as \$500.00!

## \$1000.00 PRICE GUARANTEE

**\$1000.00 Price Guarantee:** Here is another great reason to do business with Remodel Partner, Inc. I guarantee to beat any legitimate written proposal by \$1000.00. The Architectural Design and Scope of Work created for your project must match item for item. At project review meeting I will help you compare your other proposals. Company giving other proposals must be licensed and fully insured. Management agreement must be executed within seven days of the project review meeting. When the management agreement is executed the \$1000.00 will be subtracted from the total amount of the project. Thanks for considering Remodel Partner!

John Angel, President