

July 13, 2011

RE: Contract for the Continued Financial and Health Care Support of Helen Pauline Adams

Section A: Contract, Risk and Benefits, Loan, Definition of Parties, Definition of Terms and Established Accounts

Contract

The family of Helen Pauline Adams (Helen) will support the future efforts of her financial care by naming Terry Lester Raney (Terry) and John Walter Adams (Walter) as the representatives to co-manage the remaining equity in the home of Helen, #5 Dogwood Place, Texarkana, Texas 75503 (home).

Risk and Benefits

The financial risk is taken by Terry in terms of borrowing funds to continue the care of Helen. Terry is acting as the lender for the equity of Helen's home. Terry's role as acting money manager provides the family the following benefits:

- reduction in closing costs upon selling Helen's home to an outside buyer
- deed transfer with no costs
- lower interest rate on loan
- ability to lend on a monthly basis so the family only pays back what is executed on the loan
- monies can be easily transferred within seconds between accounts
- immediate access of funds by August 1, 2011

Loan

The type of loan that Terry will provide is a line of credit loan with 3.125% monthly interest rate accrued monthly. Example: First month withdrawal - \$3000.00 plus 3.125% interest; Second month withdrawal - \$1500.00 interest of 3.125%; Total borrowed after second month would be \$4500.00.

Definition of Parties

- Cherree Adams (Cherree) - Primary representative of health care, legal power of attorney and executor of Helen's Legal Will. She is co-manager of Account B along with Terry, Walter, Alece Adams-Downs (Alece) and Tony Downs (Tony). Cherree is a child of Helen.
- Lana Adams-Raney (Lana) - Co-representative with Walter in staging, repairing, and selling of Helen's home with permission from the power of attorneys, Cherree and Nanette Tidwell (Nanette). Objective is to represent the best value possible on the selling of Helen's home for future funding of Account B for the possible inheritance for siblings. Lana is a child of Helen.
- Nanette - Representative in health care and legal power of attorney in the estate of Helen. Nanette is a child of Helen.
- Walter - Representative and co-account manager for Account B for the long term care of Helen and the selling of Helen's home. He represents the interests of Cherree, Nanette, Jeanne Russell (Jeanne), Tony and Alece. Walter is a child of Helen.
- Jeanne - Representative in health care of Helen. Jeanne is a child of Helen.
- Alece - Representative and secondary care giver to Helen. Alece is co-account manager of Account B. Alece is a child of Helen.
- Tony - Husband to Alece and future care giver to Helen. Tony is co-manager of account B with Cherree, Terry, Walter and Alece.
- Terry - Manager of the remaining equity in Helen's home. Manager of Account A and co-manager on Account B for the future health care of Helen. Terry is the husband of Lana.

Definition of Terms and Established Accounts

- Helen's home – It is intended that Tony and Alece will move into Helen's home during the time Tony and Alece's new house is being constructed. Once Tony and Alece's new house is finished and livable, Helen's home will be finalized for sale and put on the market to be sold for fair market value.
- Tony and Alece's new house – Once funding is secured and construction completed, it is the intent that Helen will move in and live with Tony and Alece until Helen passes away or until other arrangements are made for Helen with the approval from all family representatives.
- Account A - Major account holding the loan funding for Helen's care with Terry as owner and account manager with oversight by Walter on behalf of he and all representatives. Any requested inquiries regarding activity within this account will be submitted to Walter by email.
- Account B - Minor account to where loan funding from Account A will be distributed for monthly distribution of Helen's care. Account B will be in Tony and Alece's names with co-account manager privileges by Walter, Cherree and Terry. A fixed monthly installment of funds will be required for Helen's care and monthly installment will be agreed upon by all representatives. All extra expenses not in the monthly budget will be communicated to Terry and Walter as needs arise. Quarterly reporting will be provided by email to Cherree, Nanette, Walter, Jeanne and Alece if necessary. Any requested inquiries regarding expenditures of this account will be submitted to Walter by email.
- Co-account managers - representatives collectively accessing funds.
- Representatives - Family members currently engaged in the financial and health care support of Helen.

Section B: Execution of Contract, Estimated Expenses

Execution of Contract

- Terry and Walter will execute the sale of Helen's home for the value of ten dollars (\$10). The deed to Helen's home will be placed in Terry's name as the manager of the loan with the equity management handled by Terry and Walter. This will be accomplished before July 31, 2011.
- Terry will place monthly installments from account A into account B after a fixed budget is established. It is the goal to live within the monthly income of \$1200.00 to \$1500.00 per month provided by Helen's income. There will be needs outside the budget and the decision on extra monies will be made by Terry and Walter. The first installment will be executed by August 1, 2011.

Estimated Expenses

Terry will:

- provide seller's closing costs, funded by Account A. Estimated costs \$1500.00.
- pay utilities until Tony and Alece occupy Helen's home, funded by Account A. Estimated costs \$600.00.
- pay for repairs, painting, upgrades, staging with established budget until Helen's home sells, funded by Account A. Evaluation of Helen's home repair needs and budget to be established by August 15, 2011.
- pay realtor fees, funded by Account A. Estimated costs \$4500.00.
- pay any property taxes that become due prior to sale, funded by Account A. Estimated costs \$2760.00.
- provide necessary funding to begin building a new house for Tony and Alece, funded by Account A. Estimated costs \$20,000.00. Begin building by September 2011. Builder costs and time frame pending.
- pay funeral expenses, if Helen passes away prior to her home selling, funded by Account A. Estimated costs \$10,000.00
- The monies provided by Terry will continue until the sale of Helen's home is complete and all monies retained from Account A have been fully repaid. Any future monetary fund distribution or loans from Terry can be discussed at a later date, free and clear of this contract.

Section C: Household Items, Final Tasks

Household Items

The items in Helen's home need to remain intact for staging and decorating. Packed items will be placed in climate controlled storage, detailed labeling, numbering and inventories along with secured packing for traveling. Copies of the inventories will be given to Cherree and Nanette, powers of attorney.

Decisions on what is to be done with items not going with Helen after the sale of Helen's home can be made by the power of attorney representatives along with other interested members of the family.

Final Tasks

Once Helen's home is sold, all debt cleared, monies put aside for the Estimated Expenses, including Helen's funeral costs, the management of the monies continues from Account B in the manner stated until Helen's death. Helen's Last Will determines how the remaining estate is to be divided.

If Helen should pass away before Tony and Alece complete the construction of their new house, the estate would continue to commit the funds named in this contract. If Helen should pass away before Tony and Alece's new house begins construction, Tony and Alece would be paid their share of inheritance once the estate is settled and once Account A has been reimbursed.

It is Terry and Lana's wish to forfeit any inheritance, material objects or items that could be a part of Helen's estate. Terry and Lana's intentions are to provide money management and accounting records with low financial risk while Helen is still living. Terry and Lana appreciate the weekly and monthly sacrifices made by all family members for Helen's care. By forfeiting any inheritance is Terry and Lana's way of saying thanks to Helen's family caregivers – with no hidden agenda.

This contract will terminate immediately and all monies will stop if any party legally contests the actions of Walter, Terry, Tony and Alece on the execution of monies for Helen's care.

Section D: Required Signatures – signed and dated

Alece Adams-Downs _____ **Date:** _____

Cherree Adams _____ **Date:** _____

Jeanne Russell _____ **Date:** _____

Lana Adams-Raney _____ **Date:** _____

Nanette Tidwell _____ **Date:** _____

Terry Raney _____ **Date:** _____

Tony Downs _____ **Date:** _____

Walter Adams _____ **Date:** _____