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Honest, Low-Priced Legal Services for Real Estate Investors

JUST BECAUSE EVERYBODY'S DOING IT DOESN'T MEAN IT'S LEGAL

Gene DuBose is not simply a skilled attorney, he is one of the best in the nation. Graduating *magna cum laude*, in the top six percent of his class at Harvard Law School, he was an officer of the Harvard Law Review, one of the most prestigious legal publications in America. For four years he was a professor of law at Northwestern University School of Law in Chicago.

For the past 33 years he has been practicing on his own in the Dallas/Fort Worth area, handling matters large and small, the majority in real estate matters and has himself been an investor. In working with real estate investors he has seen numerous investors making mistakes that have cost them *tens of thousands of dollars* – mistakes that could have been avoided if the investors had spent fifty dollars for Mr. DuBose to review the documents before signing.

The fear has obviously been that a lawyer would cost a fortune. Mr. DuBose has decided to change all that. He has pared his costs to the bone so that he can offer his services at astoundingly low rates. He wants to help people avoid costly mistakes, and he wants to make avoiding them as cheap as possible. Here are some examples:

Review of any contract, whether it is your contract or someone else's: ¹	\$50.00
Solution over the Phone ²	\$50.00
General consultation on your business, 1-2 hours ³	\$100.00
Consultation on a specific problem: ⁴	No Charge Unless You Hire Mr. DuBose To Solve the Problem
Hourly services:	Never More Than \$100/Hour

Mr. DuBose has flat fees for many of the services that a real estate investor will need. On some of these matters, after you have been through it once with Mr. DuBose you will find you're able to do it on your own. Here are some of those flat fees:

Residential Mortgage Foreclosure:	\$750.00
Bankruptcy Appearance for Creditor and Assistance On Proof of Claim:	\$250.00
Motion to Lift Stay In Bankruptcy:	\$800.00
Eviction of Tenant	\$500.00
Eviction of Former Owner After Foreclosure	\$850.00
Creation of Entity (LLC, Corporation, Partnership, Limited Partnership) ⁵	\$800.00
Creation of Anonymous Entity (LLC, Corporation)	\$1,600.00

Partnerships

Mr. DuBose willing to perform services for an ownership interest in the transaction. This should be of particular interest for beginner investors who have never done a deal. He has walked many investors through their first deals and they have found the assistance invaluable. As much as you think you know the TREC contracts cold, you cannot imagine how much there is that neither you nor even most experienced real estate agents do not know. The size of the ownership will generally be substantially less than 10%, depending on the experience of the investor (i.e how much time Mr. DuBose is likely to have to spend educating the client), the size of the deal, and the complexity of the deal. If the deal falls through, you owe the firm nothing . . . and you get to keep the education.

Partnerships With Owner Financing

You will *always* want Mr. DuBose as a partner if you are doing owner financing, especially when a note is wrapped. These transactions have lots of moving parts and in the past ten years have become heavily regulated both by state and federal law, most notably the Dodd-Frank Act, the misbegotten spawn of a mutinous government. Missteps are easy to make. I just had a case where an investor who mistakenly considered himself experienced ignored some areas of law that made him and his partner liable for ten of thousands of dollars to their prospective buyer, a problem that was easily avoidable.

Biggest Benefit With Mr DuBose As A Partner in Owner Finance: If Mr. DuBose has an interest in your owner-financed deal and you have to foreclose and evict, Mr. DuBose will perform those services without charge. He has spent over a decade litigating residential mortgage foreclosures, and he knows when to hold ‘em and knows when to fold ‘em.

If you have any questions about any of this, please give Mr. DuBose a call.

1. I can't tell you how many cases I have been engaged on when a client did not get me to review the contract he signed or she signed. The \$50.00 to review would have eliminated ten of thousands of dollars of attorney's fees to fix the matter, and in some cases would have prevented the loss of millions of dollars.
2. If you call me with a problem and I solve that problem over the phone, the fee is \$50.00. If I don't solve the problem, there is no charge.
3. The beginning investor generally has no idea of what he is getting into in buying and selling real estate. He or she will need advice on what to do when. For one thing: you don't need an LLC or any other entity until you actually have some business to put in it.
4. If you come to me with a problem, I will suggest solutions at our meeting, many of which will be fixed fee services. If you take the fixed fee services, the consultation is included. If it is a lawsuit or other dispute resolution and you decide not to engage me, the consultation is free.
5. The forms for creating the entity and the anonymous entity can be easily re-used to create other entities and trusts.