

MEMBERSHIP / INVESTOR AGREEMENT

Innovate Homes, LLC

The agreement ("Agreement") is entered into as of the \_\_\_\_th day, June, 2024, by and between \_\_\_\_\_ (Member/ Investor) and Hector Rodriguez CEO of Innovate Homes, LLC.

Investor	Innovate Homes LLC
Name:	Hector Rodriguez
Address:	3541 Round Valley Way Las Vegas, NV 89129
Email:	<a href="mailto:HRod@InnovateHomesLLC.com">HRod@InnovateHomesLLC.com</a>
Cell:	Cell: 310-766-8585

The parties hereby agree as follows:

1) **Equity Investment Consideration:**

The member investor agrees to become a member with Innovate Homes, LLC, investing the sum of XX,Thousand Dollars (\$XX,XXX) within 60 days of signed Agreement. Upon signing the agreement, the investor will join the newly created Project Alpha, LLC, as a member, and will adhere to the signed agreemnt and the Article of Organization as submitted to the State of Nevada.

2) **Use of Funds:**

The investment capital will be used for Innovate Homes’s business operating expenses which include but not limited to day to day opterions, the cost of construction and the sale of the home.

3) **Agreed upon ROI:**

The member investor will earn 16% profit of their initial investment from the profit generated from the sale of the home.

At the completion of the project/sale of the home, the member has two options:

- 1) The member can pull their initial investment plus their profit and walk away; or
- 2) the member can recapitalize their initial investment plus profit into the next project.

Each project will be similar in nature and a separate project/LLC.

If a member chooses to recapitalize and move into the next project, a new investor agreement will be signed for the specific project.

4) **Timetable:**

The investment will be locked into the project for the duration of the project. Each project should be completed by 12 months.

5) **Investor Exit:**

- Exiting Early: The investor wishing to exit early is responsible for any financial cost to exit the agreement, change the State of Nevada LLC bylaws, and company documents.
- Exit at completion of the project: Upon giving notice to exit and at the completion of the existing project, the investor will exit with 100 % of their investment plus their earned profit for each completed project.

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At 90 days before the start of the next project, each investor will be notified to decide to exit or remain in for the upcoming project.

6) **Company Dissolves**

An investment in Innovate Homes, LLC entails risk of loss, and you may lose all or part of your investment. Each investor should carefully consider the risk factors and other information discussed in agreement.

7) **Capital Gains Tax:**

Innovate Homes, LLC is taxed in the state of Nevada as an LLC - company profits pass through to investors' personal tax returns.

\_\_\_\_\_  
Investor Name                      Date

\_\_\_\_\_  
Hector Rodriguez  
CEO – Innovate Homes, LLC                      Date