

MEMBERSHIP / INVESTOR AGREEMENT

Innovate Homes, LLC

The agreement ("Agreement") is entered into as of the **XX DAY, MONTH, YEAR**, by and between **Mr./Mrs. First, Last Name** (Member/ Investor) and **Mr. Hector Rodriguez** CEO of Innovate Homes, LLC.

Investor	Innovate Homes LLC
Name:	Hector Rodriguez
Address:	3541 Round Valley Way Las Vegas, NV 89129
Email:	HRod@InnovateHomesLLC.com
Cell:	Cell: 310-766-8585

The parties hereby agree as follows:

1) **Investment Consideration:**

The member investor agrees to become a member with Innovate Homes, LLC, investing the sum of **XXXX 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 agreement 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 operations, and the cost to build and sale the property.

3) **Agreed upon ROI:**

The member investor will earn 16% profit of their initial investment from the profit generated. At the completion of the project/sale of the home, the member will have 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, (i.e., required to change LLC/bylaws by the State of Nevada, and any related 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.

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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 within the agreement and related documents.

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