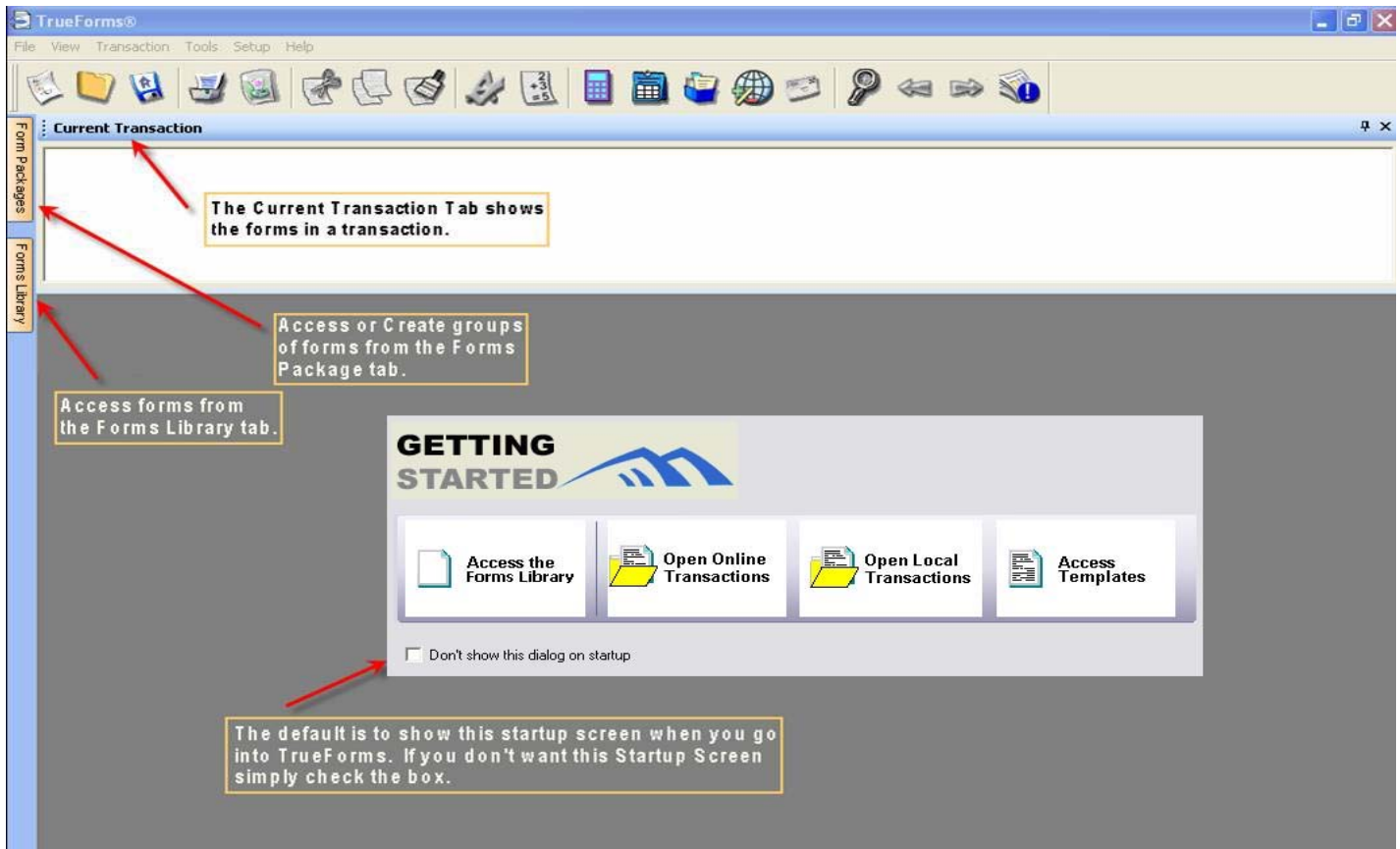


TRUEFORMS version 4.5

Getting Started



From the Getting Started you can:

1. Access the Forms Library directly without naming the Transactions.
2. Open your Transactions that are saved online.
3. Open Formulator Transaction files saved on your local computer.*
4. Create a Transaction based on a Template. **

* Transactions opened from your local computer will be saved online.

** In order to create a transaction based on a Template you will need to first create a template.

Add a form to a Transaction

The screenshot displays the TrueForms software interface. On the left, the 'Forms Library' pane is open, showing a tree view of available forms. A red arrow points from a text box to the 'Forms Library' tab. The main window shows a 'STANDARD RESIDENTIAL PURCHASE AGREEMENT' form with various sections like 'DEFINITIONS', 'AGENCY DISCLOSURE', and 'TERMS AND LOAN PROVISIONS'. A text box with a red arrow points to the 'Forms Library' pane, containing the following text:

Click on the Forms Menu and it slides out showing available forms. Click on a form to highlight it for selection or hold down the CTRL key and select multiple forms.

Adding Forms:

The Forms menu in version 4.5 is always available, click on the Forms Library tab and double click on the form you wish to use. To select more than one form hold down the ctrl key on you keyboard and click on the forms you wish to use then click “Add Selected Forms”.

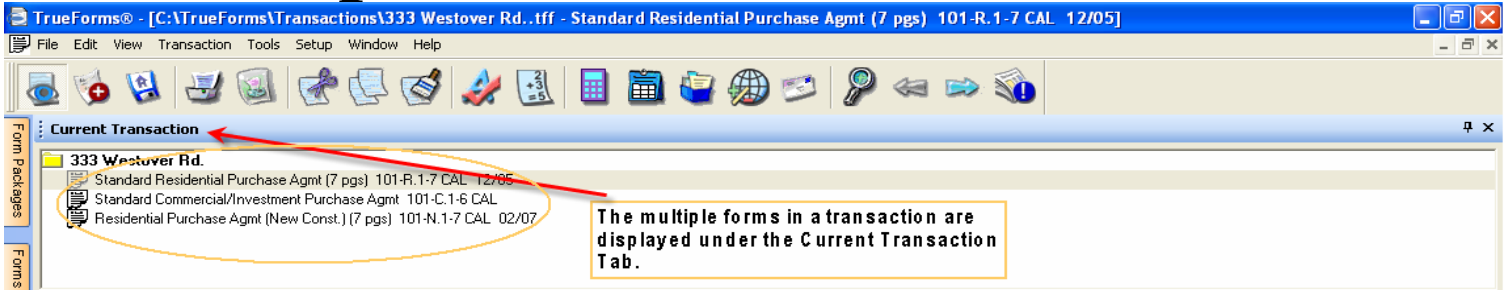
Adding Other Documents:

Formulator allows you to add other documents to your Formulator Transactions. You can add spreadsheets, word docs, pdf files or other types to your Formulator Transaction.

Print Form Menu:

Prints out a list of forms included in the currently selected forms menu.

Multiple forms in a Transaction



STANDARD RESIDENTIAL PURCHASE AGREEMENT

DEFINITIONS

BROKER includes cooperating brokers and all sales persons. **DAYS** means calendar days, midnight to midnight, unless otherwise specified. **BUSINESS DAY** excludes Saturdays, Sundays and legal holidays. **DATE OF ACCEPTANCE** means the date Seller accepts the offer or the Buyer accepts the counter offer. **DELIVERED** means personally delivered, transmitted by facsimile machine, by a nationally recognized overnight courier, or by first class mail, postage prepaid. In the event of mailing, the document will be deemed delivered three (3) business days after deposit; in the event of overnight courier, one (1) business day after deposit; and if by facsimile, at time of transmission provided that a transmission report is generated and retained by the sender reflecting the accurate transmission of the document. Unless otherwise provided in this Agreement or by law, delivery to the agent will constitute delivery to the principal. **DATE OF CLOSING** means the date title is transferred. **TERMINATING THE AGREEMENT** means that both parties are relieved of their obligations and all deposits will be returned to Buyer. **PROPERTY** means the real property and any personal property included in the sale.

AGENCY RELATIONSHIP CONFIRMATION. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election:

LISTING AGENT: **STEVEN TOPAGENT** (Print Firm Name) is the agent of (check one):

the Seller exclusively; or both the Buyer and the Seller.

SELLING AGENT: **JUNE EVERSOLD** (Print Firm Name) (if not the same as the Listing Agent) is the agent of (check one):

the Buyer exclusively; or the Seller exclusively; or both the Buyer and the Seller.

Note: This confirmation DOES NOT take the place of the AGENCY DISCLOSURE form (P.P. Form 110.42 CAL) required by law

THOMAS BUYER hereinafter designated as BUYER, offers to purchase the real property commonly known as **333 WESTOVER RD.** **BOULDER, CO 80503**

FOR THE PURCHASE PRICE OF **\$1,500,000.00** (**ONE MILLION FIVE HUNDRED THOUSAND EXACTLY.** dollars) on the following terms and conditions:

Buyer does Buyer does not intend to occupy the property as his or her residence.

1. FINANCING TERMS AND LOAN PROVISIONS. (Buyer represents that the funds required for the initial deposit, additional deposit, cash balance and closing cost are readily available.)

A. \$ _____ DEPOSIT evidenced by check, or other: _____ held uncashed until acceptance and not later than three (3) business days thereafter deposited toward the purchase price with _____

B. \$ _____ ADDITIONAL CASH DEPOSIT to be placed in escrow within _____ days after acceptance, upon receipt

In Formulator the “Current Transaction” window keeps track of all currently open forms. To switch between forms click the “Current Transaction” tab and then simply click on the form you want to edit. If you have added other documents to your Transaction they will also show in the “Current Transaction” window.

In the “Current Transaction” window you can right click on a form to remove it from the transaction.

Data entered once, populates other forms

TrueForms® - [C:\TrueForms\Transactions\333 Westover Rd..tff - Standard Residential Purchase Agmt (7 pgs) 101-R.1-7 CAL 12/05]

File Edit View Transaction Tools Setup Window Help

Form Packages

333 Westover Rd.

- Standard Residential Purchase Agmt (7 pgs) 101-R.1-7 CAL 12/05
- Standard Commercial/Investment Purchase Agmt 101-C.1-6 CAL
- Residential Purchase Agmt (New Const.) (7 pgs) 101-N.1-7 CAL 02/07

Forms Library

STANDARD RESIDENTIAL PURCHASE AGREEMENT

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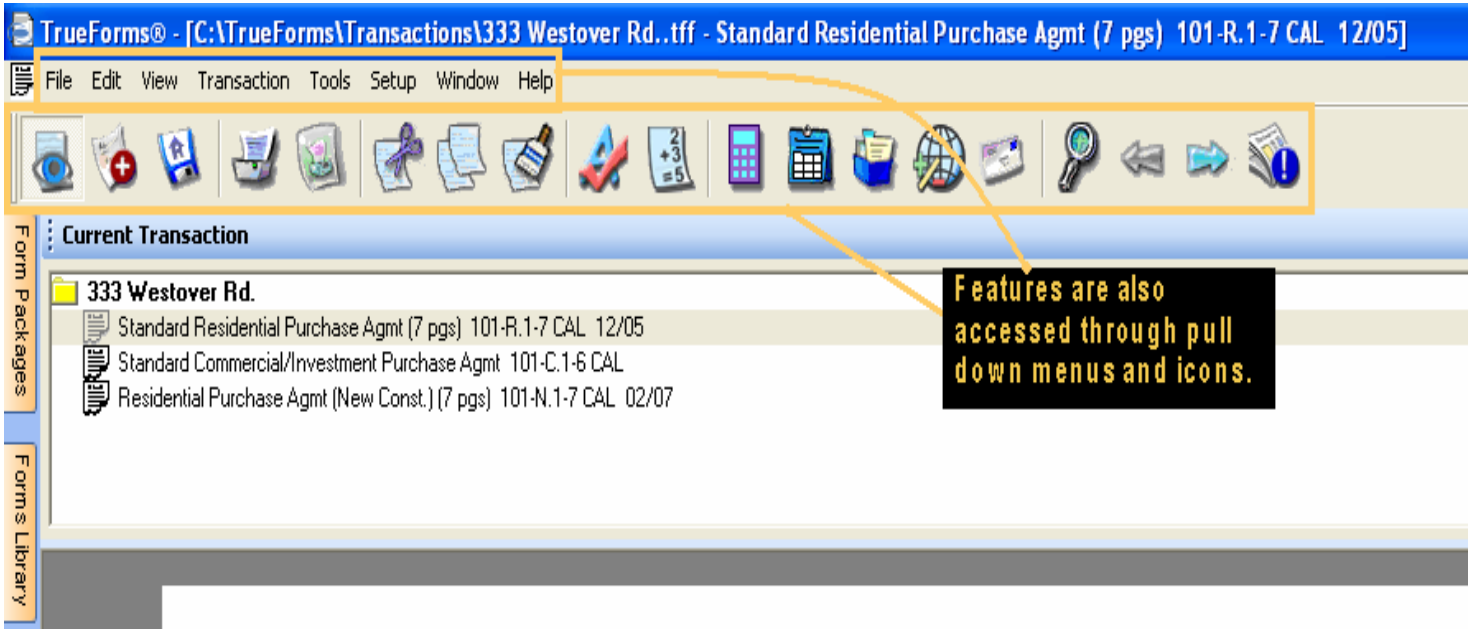
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Common data gets automatically populated to other forms in a transaction.

With Formulator 4.5 data is automatically speed filled between forms in the same Transaction. When data is changed that is present in multiple forms you will be prompted to “Change only current form” or “Change in all forms”. This allows data to be updated rapidly between forms.

Create preset Forms Packages

Other features and functions are accessed through the Pull Down Menus & Icons



Below are some of the menu icons.



Show / Hide the current transaction window.



Add forms. This will display the forms library.



Save the current transaction.



Spell checker



Calculator with loan function and amortization table.



Global editor, quickly make changes to the entire transaction.

TrueForms Online and Desktop Software

Sales: 800-499-9612

Support: 303-500-1140 or
support@revealsystems.com