

Bozeman Investor Club

Encouraging and teaching each other to build passive investment income.

Membership Agreement

This membership agreement details the responsibilities and expectations of members and the responsibilities of the Bozeman Investor Club to its members.

Member Benefits

As a member of the Bozeman Investor Club, you should fully participate in our club mission. Encourage others to pursue their financial dreams, and be encouraged by other members. Receive education and share your experiences and knowledge with the group. Although we love passive income, we want active members who are willing to add value to the group. The following benefits are available for Full Members. Guest and Affiliate Members will be able to attend meetings and participate in some member benefits.

- Attend meetings. Meetings are a place for networking, listening to guest speakers, and participating in activities such as deal analysis.
- Participate in the Marketplace, our term for classified ads. The Marketplace is a time during the meeting, and a space in the newsletter, where members can share services they provide, investment opportunities, other opportunities, or needed services they are seeking.
- Network with other members. Your email will be available to other members to connect individually (group emails are not allowed except as approved by club organizers). You are encouraged to get to know people at our meetings, and even connect outside of meetings for education and encouragement.
- Read newsletters, announcements and other online communication. Our club tries to keep you informed of local (and even sometimes national) events. Our goal is not to clog your inbox, you will typically only receive few emails a month (newsletter, meeting announcement, and the occasional additional information).
- Access to the Club account of Gallatin County's searchable and downloadable pdf title documents (a \$200 value).
- At least five Pro reports from Rent-o-meter, an analysis of market rents for a specific address and property type (Pro access is a \$199 value)

Benefits under development. These benefits are under development and could be implemented this year:

- Watch video of guest presentations. If you miss a meeting or want to re-listen to a presentation, we plan to make video available.
- Participate in club discussion boards.

Member Code of Ethics

Our goal is to create a club space (both online and face-to-face) that encourages open sharing of information without fear of negative consequences. As such, each member must abide by the following code.

Non-disclosure: At times, club members may discuss certain investment strategies or specific investment deals. When members are free to share specific details about finances, sources of funding, mistakes, etc., it benefits everyone. This occasionally exposes financial or other personal information. Any personal information shared by members during meetings, newsletter highlights or in any other club communication should be considered confidential and to only be discussed amongst club members.

Non-circumvent: At times, a club member may share information on an active deal that another club member could use to undercut and “beat” the investor to the deal. Circumventing a member to obtain a deal by using information shared through club communication is not allowed. However, there are times when multiple members of the club may be pursuing the same deal. If a member begins sharing information on a deal that you are actively pursuing, you must announce that you are actively pursuing the deal and may be asked to leave the meeting temporarily while the deal is discussed. Be competitive, but be honorable, and think about teaming instead of competing.

Solicitation: We want to expose members to investing opportunities and encourage members to advertise their opportunities. On the other-hand, we do not want the meetings to become one big sales pitch. Sharing opportunities is encouraged, but please keep the sales-pitch brief. If you are discussing something under the guise of education, but receive some monetary benefit, you are obligated to clarify that you receive said benefit. Aggressive selling is forbidden. Email addresses of other members may not be used for mass-emails except as approved by club organizers. The best forum for soliciting is The Marketplace.

Do Your Due Diligence: Whether speakers, marketplace items, or club members as partners, the club does not endorse any product or opportunity. Investing is risky and the club will not protect you from losses. This includes services offered by club organizers. You must do your own due diligence, consult your own tax and investing experts, and use your investor knowledge to inform your decisions.

Participate: The purpose of our club is for face-to-face interaction. Although we aim to enhance the club with online tools, this is not an on-line community. Paying dues to access digital content is not enough. Full Members are expected to attend at least one meeting a year.

Hold Harmless: The club organizers will do their best to keep you safe. But, you will hold harmless the Bozeman Investor Club and its organizers from any damages or liability that you might suffer directly or indirectly from participating in the club.

Eagleweb: Access provided to Eagleweb to search documents is for your personal use. You are not allowed to share login information with others. We will change login information monthly as members leave and join the club. To use the club login, you must agree to the statement below where you represent the club (Purchaser) and are a member/employee of the club. The rules below for Purchaser, you are obliged to keep as a club member (with exception of payment, that comes out of the club account).

GALLATIN COUNTY EAGLEWEB IMAGE ACCESS AGREEMENT

1. I agree not to use the names obtained from this index to solicit mailings, house calls, or phone calls.
2. Gallatin County Clerk and Recorder (COUNTY) provides free public access to recorded document data via the EagleWeb webpage.
3. The cost to purchase a subscription for unlimited access to the images associated with that recorded data is \$200.00 per year. PURCHASER agrees to pay this cost should they elect to purchase the subscription. The COUNTY reserves the right to change the annual fee after the first year. When the annual subscription expires EagleWeb will automatically prompt for payment from the PURCHASER with a credit card to renew the subscription.
4. Pursuant to Section 7-4-2611 M.C.A. and other relevant law the image files on the COUNTY'S website are under the authority of the Gallatin County Clerk and Recorder in trust for the public. The image files shall only be disseminated by the Gallatin County Clerk & Recorder whose duty it is to take charge of, and safely keep those records for the public. By purchasing access to the images, PURCHASER agrees it will only use the information contained on the website for its own purposes in its normal course of business and will not give or sell the image files available on the site or their user name and password to any third party.
5. PURCHASER will create their own Registered User ID for the exclusive use of its employees to access the images on the COUNTY'S website. The PURCHASER will set its' own password upon the first use of the website. It is the PURCHASER'S responsibility to have any necessary equipment and Internet access to effectively utilize the website. Also, it is the PURCHASER'S responsibility to reset the password when an employee leaves their company.
6. If the PURCHASER violates the access and security restrictions in this agreement, access will be disabled.
7. GALLATIN COUNTY AND THE GALLATIN COUNTY CLERK AND RECORDER DO NOT MAKE ANY WARRANTIES OF ANY KIND IN THE IMAGES AND SPECIFICALLY DO NOT MAKE ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS.

Levels of Membership

Although the Bozeman Investor Club is a for profit business, profit is not the primary intent of collecting dues. The primary purposes of dues are to 1) defer club costs, 2) create a measure for organizers to ensure the club has value for its members, and 3) create a small barrier to entry so that membership is comprised of primarily serious investors. If you do not think the benefits of membership will result in additional passive investment income of greater amount of club dues, please do not participate in our club.

Levels of membership are geared toward incentivizing longer term, consistent involvement, while at the same time accommodating those busy members that can only make occasional meetings. The three levels of membership are Guest, Affiliate and Full. Couples who share finances are encouraged to take advantage of a reduced price for the second Full Membership. All members, including guests, must subscribe to the Code of Ethics.

Guest: To learn about our club, we encourage new members to attend two meetings for free. These two meetings do not have to be consecutive. Guests will have access to newsletters and some online, member-only content for two months following their first meeting. Cost: \$0

Affiliate: This membership is designed for members who do not see the value of full membership, but want to stay connected and occasionally attend meetings. Affiliate members will receive announcements of club activities, but may not have access to newsletters, meeting recordings, or other member-only content. This is a pay as you attend option to be paid at the meeting. Cost \$0

Full: Full Membership is paid for one year at a time. This can be paid by cash or check at a meeting (make checks payable to Bozeman Investor Club), mailing a check to Pat McGowen (contact Pat for address), or certain online options. These online options may change as we continue to streamline the process. \$90/year

Couple: A couple may purchase a second full membership for half price (\$45/year for second membership or \$135/year total)

Full One Month: If you have already utilized your two free months, but only want to participated in the club very occasionally, you can pay for a month at a time. This grants you access to all full member benefits except Eagle-web and Rent-o-meter tools for one month. The monthly fee is intentionally higher to compensate for the extra effort of tracking short term membership. Regular annual full membership is much preferred. Cost \$20/month

Contact Information and Signature

By signing below, you agree to the terms of this members agreement.

	<u>(for Couple Membership)</u>
Name:	Name:
Email:	Email:
Phone:	Phone:
Signature:	Signature:

If paying online, please send an email stating "I have read and agree to the terms of the current membership agreement, particularly the code of ethics." Also include contact information in the email.