

Oykra Website and Listing Agreement

MYCAHS, LLC (MYCAHS, we, us) operates Oykra.com. This agreement covers an outside wholesaler's California listing and transaction coordination. You means the wholesaler named below. Both parties must accept the completed Listing Details and these terms. Our total fee is \$198, payable only at a completed closing. Website visits and registration alone create no fee.

MYCAHS notice email: Deals@mycahomesolution.com | 1132 San Marino Dr #100, San Marcos, CA 92078

Listing Details

Wholesaler legal name and entity type		Wholesaler notice email
California property address including county		
Purchase contract date and seller		Contract interest and assignment consent reference
Listing start date	Listing end date	Total Oykra fee payable only at closing
		\$198
Excluded buyers for protection period and agreed attachments (write none if none)		

1 Our service

Oykra hosts the listing and coordinates the transaction from listing through closing among the wholesaler, seller, buyer, and independent title and escrow companies. We coordinate communications, document collection, signatures, deadlines, and closing arrangements. Each party approves its own terms and signs its own documents. Independent providers perform title and escrow services and hold and disburse funds; Oykra does not hold funds or issue title insurance. No closing is guaranteed. Our own acquisitions and assignments remain separate.

2 Your listing

You must hold an enforceable purchase-contract interest and have authority and required consents to advertise and assign it. Identify the interest accurately, including that you are offering contract rights rather than property you own. Provide accurate information and authorized photos or documents; promptly correct changes and request removal if your rights expire, are cancelled, or become disputed. You grant us permission to display approved content during the listing period. Private contracts and personal information must stay out of public listings.

3 Our fee and completed closing

You owe MYCAHS one fixed \$198 fee for the listed property if any sale closes during the active listing period, regardless of buyer source, or if a covered sale closes during the six month protection period below. The \$198 includes all Oykra listing and transaction-coordination services under this agreement. It is charged only once for the same listing and completed sale. No additional Oykra fee is due.

A completed closing occurs after both parties accept this agreement, when the sale is final, required funds have cleared, conveyance and recording are completed, and escrow disburses funds under final closing instructions. Any assignment included in the transaction must also be completed. Offers, signed contracts, deposits, and open escrow do not earn a fee. No completed closing means no fee, regardless of cancellation or claimed breach. There is no upfront or cancellation charge.

4 Buyers covered after the listing ends

For the protection period only, a covered buyer discovered this opportunity through its active Oykra listing and acquires as a result. We must establish the buyer, property, source, and timing with reliable dated evidence. A signed acknowledgment is helpful but not required. Page views, registration, and unsupported assertions alone are insufficient.

Buyers with documented prior discussions about this property, independently obtained buyers, and agreed exclusions are outside this protection. An acquisition entity is covered only if evidence connects it to the same covered buyer. These exclusions do not remove the fee for a sale closing during the active listing period.

5 Listing period and six month protection

The listing starts on the later of its stated start date and both parties' acceptance. It ends at 11:59 p.m. Pacific time on its end date unless either party terminates sooner by received written notice. Account closure or permanent listing removal ends it that day. Hosting does not automatically renew.

The same \$198 fee remains due if a covered buyer's sale closes within six calendar months after actual expiration or termination. Protection ends at 11:59 p.m. Pacific time on the corresponding date six months later, or that month's last day if needed. It survives account closure and listing removal, covering only buyers found while the listing was active. Actual closing must occur by that deadline; a pending contract does not extend it.

6 Payment and records

The \$198 is payable at closing under separately approved escrow instructions; this agreement alone does not authorize a deduction. If omitted, pay the lawful, undisputed balance within three business days after completed closing and receipt of our supported invoice. Independent title, escrow, recording, and other third-party costs are separate from our \$198 fee, disclosed separately, and paid by the parties responsible under their approved closing arrangements.

Provide reasonably necessary closing evidence with unrelated private information redacted. Keep honest records. We refund duplicate payments and overcharges within three business days after reasonable documentation. If the sale is legally rescinded and fully unwound, we refund the \$198 fee within three business days after documentation of that unwind.

7 Website use and privacy

Use the website lawfully; protect your account. No fraud, unauthorized or discriminatory content, infringement, misuse of private information, or security interference is permitted. Verify information and estimates independently. We may remove listings or end access for misuse, inaccurate information, or service discontinuation; fee protection survives. Our separate Privacy Policy explains data use. Marketing consent is separate. Active display stops after expiration or termination within a reasonable processing time. Records remain only as reasonably needed for administration, disputes, or legal duties.

8 Agreement and contact

You must be at least 18 and authorized to bind the named wholesaler. Electronic acceptance is permitted; each party receives a retainable copy. Changes require both parties' written acceptance. Separate transaction and property-access agreements remain separate. Email notices require acknowledgment or reliable delivery evidence. Discuss disputes in good faith before court proceedings, except urgent relief or filings needed to preserve a legal deadline. California law governs, subject to mandatory law. Invalid provisions do not invalidate the rest. Nothing authorizes prohibited services or fees.

By signing, both parties accept these terms and Listing Details, including the fixed \$198 fee, payable only at completed closing, and six month protection after expiration or termination.

For MYCAHS, LLC

Name and title: _____

Signature: _____

Date: _____

For Wholesaler

Name and title: _____

Signature: _____

Date: _____