

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2008, by and between Fortuno, Inc., a Nevada corporation ("FORTUNO") and _____, ("BUYER"). FORTUNO and BUYER are collectively referred to herein as the "Parties."

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Term of Contract. This Agreement will become effective when executed by the Parties.

2. Services and Responsibilities.

(a) FORTUNO agrees to sell one foreclosure property (the "Property") to BUYER for a purchase price of _____ thousand dollars (\$_____.00) or as otherwise described in Section 7 below (the "Purchase Price").

(b) Client Understanding & Initials below:

(b.1) _____ Client initials: Client confirms that Client understands that purchasing real estate comes with inherent risks.

(b.2) _____ Client initials: Client understands that FORTUNO offers no guaranteed returns of investments.

(b.3) _____ Client initials: Client understands that said property will be in a distressed condition and may have signs of neglect and damage to the property.

(c) FORTUNO shall provide BUYER with ownership to Property with a clean and clear title.

(d) The Property provided to BUYER will be in liveable condition as determined by Fortuno research crew.

3. Contractual Relationship

(a) Independent Relationship. This Agreement is a mutual contractual relationship where each party is an independent party.

(b) Notice of Tax Duties and Liabilities. Both parties understand that each party is responsible to pay, according to law, their own tax responsibilities. Neither party will be responsible for any Federal, state or local taxes owed by the other party.

(c) Indemnity. BUYER agrees to indemnify and hold FORTUNO harmless from all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest, penalties, costs and attorney's fees that BUYER may incur, arising from or out of willful or negligent misconduct of BUYER.

THE TERMS OF THIS SECTION 3(c) SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

4. Termination of Agreement

(a) Termination. BUYER may terminate this Agreement prior to the purchase of a Property. FORTUNO will assess a 10% administration fee upon written notice to terminate. Funds will be refunded to BUYER within ten (10) business days. The parties shall continue to deal with each other in good faith.

5. Warranties

(a) Confidentiality of FORTUNO's Proprietary Information. In the performance of the service contemplated by this Agreement, BUYER agrees to hold in strict confidence all confidential or proprietary information that it receives relating to FORTUNO's business, and BUYER will not divulge or otherwise communicate such information to a third party without FORTUNO's prior written consent. Confidential or proprietary information shall include all information obtained by BUYER from FORTUNO, and which relates to FORTUNO's past, present or future business activities, including BUYER lists, technology and operational processes and manuals, except for previously obtained or publicly disclosed information. BUYER acknowledges that breach of this Section 5(a) would cause FORTUNO to suffer irreparable harm for which monetary damages would be inadequate compensation. BUYER agrees that FORTUNO will be entitled to an injunction restraining any actual or threatened breach of this Section 5(a), or specific performance, if applicable, in addition to any monetary damages.

(b) Confidentiality of BUYER's Information. In the performance of the service contemplated by this Agreement, FORTUNO agrees to hold in strict confidence all personally identifiable or financial information that FORTUNO receives relating to BUYER. FORTUNO will not divulge or otherwise communicate such information to a third party without the BUYER's prior written consent. FORTUNO agrees to comply with all federal and state laws and regulations dealing with personally identifiable or financial information.

THE TERMS OF THIS SECTION 5 SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

6. General Provisions.

(a) Risk. Each party shall perform the work or services at its own risk. Each party shall indemnify and hold harmless the other party from any claim, demand, loss, liability, damage or expense arising in any way from the other party's work or services rendered.

(b) No Authority to Bind Other Party. Neither party has authority to enter into contracts or agreements on behalf of the other party. This Agreement does not create a partnership between the parties.

(c) Choice of Law. Any dispute under this Agreement or related to this Agreement shall be decided in accordance with the laws of Utah.

(d) Arbitration. The parties to this Agreement agree to submit to binding arbitration any unresolved disputes between the parties and agree that the costs of such proceedings shall be reimbursed to the prevailing party.

(e) Ethical Conduct. Both parties agree to conduct business with the highest ethical standards and with the best interest of the consumer in mind. Both parties agree that fraud of any nature shall not be perpetrated or tolerated in any degree.

(f) Entire Agreement. This Agreement (including any Exhibits attached hereto) represents the entire understanding and agreement between the Parties with respect to the subject matter hereof and supersedes any prior understandings and agreements, written or oral, between such Parties with respect to the subject matter.

(g) Severability. If any part of this agreement is held unenforceable, the rest of this Agreement will nevertheless remain in full force and effect.

(h) Amendments. This Agreement may not be modified, amended or discharged except by an instrument in writing signed by the parties hereto. No waiver or consent may be enforced unless such waiver or consent shall be in writing and signed by the party against whom enforcement thereof is sought. Any handwritten modifications or amendments to this Agreement shall supersede any conflicting printed term or condition.

(i) Notices. All notices, demands and requests required or permitted to be given under this Agreement shall be in writing and shall be delivered or mailed, if to FORTUNO, to 1330 South Ham Lane, Lodi, California 95242; if to BUYER, to:

Address _____

Email _____
Phone _____

or at any other address provided by the Parties.

7. Properties Purchased.

Please indicate how many properties you are purchasing along with the total funds you are remitting to FORTUNO.

_____ x \$ _____, _____00.00 = _____
Property Count Total funds to remit.

Total funds will be remitted to the Vincent & Rees, L.C. trust account to be held in escrow on behalf of Fortuno, Inc.:

The Vincent Group, L.C. IOLTA Trust Account
Chase Bank
185 South State Street
Salt Lake City, Utah 84111
(801) 481-5010
Routing: 124001545
Account: 778864553

Please note your wire should reference "For further credit to (insert name on this contract)".

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to duly executed and delivered as of the date first above written.

FORTUNO, INC.

By: _____
Its: _____

BUYER

By: _____
Its: _____

RI MD Agent ID

CLIENT INFORMATION AND CONTACT FORM

Contract Date	
Investor's Last Name	
Investor's First Name	
Middle Initial (optional)	
Business Name (if applicable)	
Street Address	
City/State/Zip	
	Home Address <input type="checkbox"/> Business Address <input type="checkbox"/>
Investor's Phone Number	
	Home <input type="checkbox"/> Business <input type="checkbox"/> Cell <input type="checkbox"/>
Alternate Phone Number	
	Home <input type="checkbox"/> Business <input type="checkbox"/> Cell <input type="checkbox"/>
Investor's Fax Number	
Investor's e-mail Address	
Will Investor be using Qualified Funds?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of properties purchased	
Cost per property	
Total Investment Amount	
Legal Name to be used on Escrow	