

Thanks for Inquiring with Two Guys Realty @muhdog!

Before an agent can help you, please provide us some information regarding your inquiry. (eg, Plot address, Buyer/Seller, etc.)

Support will be with you shortly.

To close this press the close button

TicketTool.xyz - Ticketing without clutter

.jakku Mar 6, 2026 10:46 PM

muhdog Mar 6, 2026 10:46 PM

Two Guys Realty BOT Mar 6, 2026 10:47 PM

[Attachment: Contract\\_of\\_Sale\\_MasterCaelen\\_March\\_7\\_2026.pdf](#)

(4.96 KB)

(edited)

Contract of Sale

**Contract ID:** 966AFF22

Click your role's button below to sign.

Signature Status

**Seller** — signed by @muhdog on Mar 8, 2026, 1:33 AM UTC

**Purchaser** — signed by @caelen.dev on Mar 7, 2026, 7:42 PM UTC

**Agent** — signed by @.jakku on Mar 7, 2026, 7:42 PM UTC

Two Guys Realty • Mar 7, 2026 10:33 PM

.jakku Mar 6, 2026 10:47 PM

@muhdog

muhdog Mar 6, 2026 10:50 PM

there is no commisions coming out of seller side correct?

.jakku Mar 6, 2026 10:50 PM

No we havent signed a seller contract

Contract of sale doesnt have commission regarded in it

Im still trying to see if im even getting a commission from caelen

muhdog Mar 6, 2026 10:51 PM

i see, there is a compensation clause under section 7

not sure who responsible party is directed at

.jakku Mar 6, 2026 10:52 PM

Yes thats in factor for the responsible party who owes a commission per their exclusivity contract

(as designated in their respective Exclusive Representation Agreement)

muhdog Mar 6, 2026 10:53 PM

ah gotcha

i am no lawyer lmao

.jaku Mar 6, 2026 10:54 PM

lol no worries I dont mind explaining contracts

.muhdog Mar 6, 2026 10:54 PM

sweet, now we wait

.muhdog Mar 6, 2026 11:44 PM

well, ill keep an eye on my discord incase he gets back on tonight

.jaku Mar 6, 2026 11:44 PM

I have no fucking clue where he wandered off to

— reply to message (1479656723638911229)

.jaku Mar 7, 2026 4:39 PM

@caelen.dev

There is the contract of sale for Luckys

@muhdog

.muhdog Mar 7, 2026 4:43 PM

Yes I'm not home rn, will sign soon

.jaku Mar 7, 2026 4:43 PM

alright no worries

.jaku Mar 7, 2026 10:08 PM

@muhdog ?



— reply to message (1479656723638911229)

Two Guys Realty BOT Mar 7, 2026 10:33 PM

**Contract 966AFF22 is now fully signed by all parties.**

.muhdog Mar 7, 2026 10:34 PM

Home now, ready to do the transfer?

.jaku Mar 7, 2026 10:34 PM

now we hope caelen is online to transfer

@caelen.dev

.caelen.dev Mar 7, 2026 11:03 PM

@.jaku

.jaku Mar 7, 2026 11:30 PM

@muhdog are you online

I have the money when ready

.muhdog Mar 7, 2026 11:32 PM

Coming

Bank or balance transfer

.jaku Mar 7, 2026 11:32 PM

hold on  
one second

— reply to message (1480009459765084282)

.muhdog Mar 7, 2026 11:33 PM

Where is this from btw

— reply to message (1480030622289367061)

.jaku Mar 7, 2026 11:34 PM

camera in game

.muhdog Mar 7, 2026 11:44 PM

we doing this tonight? i need to head to bed

.jaku Mar 7, 2026 11:45 PM

Caelens not making this easy on me right now

ill be honest

He needs a 660k loan from me to do the deal

as he owes 460k to the courts and is short 200k

im trying to determine if i want to do the loan

.muhdog Mar 7, 2026 11:47 PM

can he not draw a loan from kantonic and use plot collateral

insider lending isnt regulated here

as far as i know

itll just suck for whoever does the accounting at kantonic

well property collateral would make it a lot easier actually

.jaku Mar 7, 2026 11:50 PM

thats kinda what were doing right now for my loan

doing a recourse clause

man

mother fucker bro

he signed the fucking contract

so now hes obligated to pay for this plot

@muhdog how long are you willing to delay closing for this deal

.muhdog Mar 7, 2026 11:53 PM

i would preferably like to do it tonight before my work week starts up

.jaku Mar 7, 2026 11:54 PM

Problem is i think caelen has to go tonight and I have to figure out how to do this loan

.muhdog Mar 7, 2026 11:55 PM



.jaku Mar 7, 2026 11:55 PM

I know mac

Im sorry

Im trying to work this out right now

**muhdog** Mar 7, 2026 11:55 PM

where is the money right now?

**.jaku** Mar 7, 2026 11:55 PM

He literally threw this on me last second

I have 1.6m in my account right now

Im going over with my lender right now to make sure this is a viable loan for me to do

I essentially have to loan him 660k cuz he needs money to pay off the 460k he owes to court

courts

**muhdog** Mar 7, 2026 11:57 PM

why not have him do the loan through his own bank?

**.jaku** Mar 7, 2026 11:57 PM

I dont think he can

cuz his money is in the FRB

his banks money

Dont think he can get the money out right now without a good reason

**muhdog** Mar 7, 2026 11:59 PM

well

we could look at throwing properties in to cover the remainder

i would rather not do that, but it would be an option if they were great deals

**.jaku** Mar 8, 2026 12:00 AM

Valuing that many plots is going to take a few hours

**muhdog** Mar 8, 2026 12:00 AM

i rescind that actually, that would nullify the contract

**.jaku** Mar 8, 2026 12:01 AM

Oh true actually yea

We agreed to all cash

I mean I can amend the contract

but everyone needs to sign and agree

agree

I dont think caelen is even on tonight to finisht he deal

pretty sure he got off

idk vx what do you want to do

**muhdog** Mar 8, 2026 12:07 AM

im not sure, your bridge loan idea is risky

**.jaku** Mar 8, 2026 12:07 AM

its a recourse loan

— reply to message (1480036228370927688)

**.jaku** Mar 8, 2026 12:08 AM

problem is hes not on to agree to the loan

:D

muhdog Mar 8, 2026 12:10 AM

i am not well versed enough in finance to do a collateral loan from me or i would, that could cover his ass from the courts

.jakku Mar 8, 2026 12:11 AM

We dont need a loan from you

I have the money to loan

its just

do i want to loan that much money.....

— reply to message (1480040163299033231)

muhdog Mar 8, 2026 12:12 AM

just throwing that out as an option, would keep it a 2 party transaction instead of 3, easier in courts if something blows up

— reply to message (1480040194571894945)

muhdog Mar 8, 2026 12:12 AM

that is up to you, is there a set plan in the loan contract to get the 660k paid off quickly

.jakku Mar 8, 2026 12:13 AM

2 month loan term

if he defaults i just get his assets

muhdog Mar 8, 2026 12:13 AM

ouch, those are Volt terms, you have the capital to tank that?

.jakku Mar 8, 2026 12:13 AM

he has 36 plots

muhdog Mar 8, 2026 12:13 AM

36 non liquid plots

.jakku Mar 8, 2026 12:14 AM

yep

and a bank

muhdog Mar 8, 2026 12:14 AM

thats what id be worried about, unless you have more cash on hand to keep things going for your company

.jakku Mar 8, 2026 12:14 AM

well theres no expenses for my company

he also owes me 90k commission for this deal

muhdog Mar 8, 2026 12:15 AM

you only represent you dont have assets that you invest in?

.jakku Mar 8, 2026 12:15 AM

yeap

muhdog Mar 8, 2026 12:15 AM

oh lmao, that changes things

.jakku Mar 8, 2026 12:16 AM

caelen doesnt make this easy

i just have 1.6m in my bank account

**muhdog** Mar 8, 2026 12:16 AM

thats gonna get taxed pretty bad overnight

**.jakku** Mar 8, 2026 12:16 AM

yea i uh

about to deposit it into rvr

**muhdog** Mar 8, 2026 12:17 AM

was gonna say yeet is online cobblestone could do a loan, i keep forgetting you have the money for a loan xD

**.jakku** Mar 8, 2026 12:18 AM

problem is caelen isnt online

**muhdog** Mar 8, 2026 12:18 AM

oh to agree to a loan, so risk floating it

**.jakku** Mar 8, 2026 12:18 AM

ya like

hes fuckin us rn

**muhdog** Mar 8, 2026 12:19 AM

yeah id store that money somewhere

**.jakku** Mar 8, 2026 12:19 AM

moneys in rvr right now

its reserved for the deal

Were going to have to amend closing date

We can issue a time is of the essence if he doesnt pay in a week or something mac

**muhdog** Mar 8, 2026 12:23 AM

A week!

this couldnt get sorted tomorrow?

**.jakku** Mar 8, 2026 12:23 AM

I mean I dont know if hes going to be on tomorrow

he said hes out for a few days

I wouldve loved to get this deal done tonight but you have to understand my situation he threw onto me

**muhdog** Mar 8, 2026 12:27 AM

I will agree to a week extension if there is also a non refundable deposit of 200k put in the amendment. If Caelen fails to pay before week extension we may terminate the contract of sale and i will retain the deposit

**.jakku** Mar 8, 2026 12:28 AM

im now realizing i need to update my contracts

**muhdog** Mar 8, 2026 12:28 AM

the deposit can be credited towards the 1.8 if he closes

**.jakku** Mar 8, 2026 12:29 AM

The deposit will always be credited towards the 1.8m otherwise its not a deposit haha

**muhdog** Mar 8, 2026 12:30 AM

the problem is that an amendment still requires all signatures

**.jakku** Mar 8, 2026 12:30 AM

yep

**muhdog** Mar 8, 2026 12:31 AM

idk then Jakku, i do not want to wait a week for the amendment to not get signed, then there is no point or have a chance to not get signed

— reply to message (1480045311526436894)

**.jakku** Mar 8, 2026 12:32 AM

I agree vxMac

im trying to figure something out here

I mean you could take legal action against caelen you do have a signed contract saying he will pay

I wanted to get a contract signed just incase something like this happened

**muhdog** Mar 8, 2026 12:33 AM

thats not my preferred option

**.jakku** Mar 8, 2026 12:33 AM

I agree

We cant really do much with him offline

I cant just give him a loan without him agreeing

We just kinda have to hope he gets on tomorrow

**muhdog** Mar 8, 2026 12:34 AM

i dont see anything that can be done on my side, only thing i can think of is floating atleast 200k from your side (edited)

**.jakku** Mar 8, 2026 12:34 AM

wym by floating 200k

**muhdog** Mar 8, 2026 12:34 AM

not atleast, exactly 200

you send me 1.8 and float the 200 until caelen gets back on unless you have another idea

**.jakku** Mar 8, 2026 12:35 AM

Wym float the 200 I dont understand. In order to pay you the 1.8 I have to give 200k on my end to caelen

And since caelen paid me this 1.6m while oweing 460k I have to now pay that 460k

**muhdog** Mar 8, 2026 12:37 AM

sorry im not sure how to word it better , you have 1.6 reserved for the deal in your account, you send me 1.8, 200 of that will have to come from

somewhere you have it, then when caelen gets on you complete your 660k loan

1.6 from caelen(that you have possession of)

200k from you

the contract closes

then when caelen comes back youd have to work that out

.jaku Mar 8, 2026 12:38 AM

Yes but im risking 200k thats not guaranteed for me to get back

haha

Unfortauntely mac I'm not responsible to pay on the buyers behalf

Caelen is responsible for fronting all the money owed

.muhdog Mar 8, 2026 12:42 AM

well that options off the table then

.jaku Mar 8, 2026 12:44 AM

I guess we just wait for caelen to come on tomorrow if he does

IM going make an amendment right now rq to change closing date to 3/14

Two Guys Realty BOT Mar 8, 2026 12:53 AM

[Attachment: Contract\\_of\\_Sale\\_MasterCaelen\\_March\\_8\\_2026.pdf](#)

(5.55 KB)

(edited)

Contract of Sale — Amendment v2

**Contract ID:** 5063B537

This amends Contract 966AFF22. All parties must re-sign.

Click your role's button below to sign.

Signature Status

**Seller** — signed by @muhdog on Mar 8, 2026, 6:03 AM UTC

**Purchaser** — signed by @caelen.dev on Mar 8, 2026, 6:02 AM UTC

**Agent** — signed by @jaku on Mar 8, 2026, 3:53 AM UTC

Two Guys Realty • Mar 8, 2026 3:03 AM

.jaku Mar 8, 2026 12:53 AM

contract amendment pushing closing date to 3/14 and asking for 200k down payment

.muhdog Mar 8, 2026 12:57 AM

i would like the deposit to be non refundable before signing

.jaku Mar 8, 2026 12:57 AM

It is

that is the down payment

hm

i need to update my contract haha

I understand what you mean

theres no term in there stating you are due the money if he breaches

**muhdog** Mar 8, 2026 1:00 AM

yes, i also would prefer the deposit is made before execution so the property does not get tied up again without money down

**.jakku** Mar 8, 2026 1:00 AM

Well the deposit would be due on execution  
cant force them to pay if they havent signed

**muhdog** Mar 8, 2026 1:01 AM

with the "after execution" there is nothing keeping buyer from going offline and not paying again

yeah on execution is fine

**.jakku** Mar 8, 2026 1:01 AM

I simply just make the buyer pay when they sign the contract

— reply to message (1480050804005015713)

**.jakku** Mar 8, 2026 1:03 AM

By signing this contract all parties agree (Jakkuwu, vxMac, MasterCaelen) agree to the deposit of \$200,000 due upon the signing of this contract that is to be held by the seller.. This deposit is to be kept by the seller in the event of a breach of contract by the buyer party for failure to comply with the terms stated on the sale of the plot.

**muhdog** Mar 8, 2026 1:04 AM

looks good, i am going to wait until buyer signs amendment before signing  
(edited)

**.jakku** Mar 8, 2026 1:05 AM

ok

**.jakku** Mar 8, 2026 2:50 AM

**@muhdog** caelen came back...

**caelen.dev** Mar 8, 2026 2:58 AM

**@muhdog** Are you on

**muhdog** Mar 8, 2026 3:01 AM

lmao was just about to sleep

**.jakku** Mar 8, 2026 3:01 AM

no way

**muhdog** Mar 8, 2026 3:01 AM

can we close quick please

**.jakku** Mar 8, 2026 3:01 AM

Yes we can close tonight

**muhdog** Mar 8, 2026 3:01 AM

okay lets do it, i gotta be up in 5 hours

**.jakku** Mar 8, 2026 3:01 AM

Can we all sign the addendum please  
Closing date isnt a hardset date so it doesnt matter

muhdog Mar 8, 2026 3:02 AM

money is secured?

.jakku Mar 8, 2026 3:02 AM

its jut a minimum date to close by  
yes I have it

caelen.dev Mar 8, 2026 3:02 AM

Whats wrong with the old contract

We both already signed

muhdog Mar 8, 2026 3:02 AM

if we close tonight nothing new

.jakku Mar 8, 2026 3:02 AM

The problem is i want to make sure the old contract isnt fucked  
because the closing date was before we all signed

caelen.dev Mar 8, 2026 3:02 AM

I signed

muhdog Mar 8, 2026 3:02 AM

lets do new one, once signed send 200k then we will continue

.jakku Mar 8, 2026 3:03 AM

sign mister mac

— reply to message (1480050804005015713)

Two Guys Realty BOT Mar 8, 2026 3:03 AM

**Contract 5063B537 is now fully signed by all parties.**

muhdog Mar 8, 2026 3:03 AM

signed

.jakku Mar 8, 2026 3:03 AM

ok pulling the money from rvr

muhdog Mar 8, 2026 3:03 AM

RVR rate limits so make sure to pull full amount

.jakku Mar 8, 2026 3:04 AM

i did

i gave you the 200k

muhdog Mar 8, 2026 3:04 AM

okay 200k recieved, is /as transfer best transfer method?

.jakku Mar 8, 2026 3:04 AM

let me make sure he wont hit plot limit from this sec

muhdog Mar 8, 2026 3:04 AM

isnt c plot 50 now?

property standards was amended to that i thought

.jakku Mar 8, 2026 3:05 AM

yea he has 28

`muhdog` Mar 8, 2026 3:06 AM

sweet, let me know how to transfer, ill let you know when i start, once i start send the 1.6

`caelen.dev` Mar 8, 2026 3:06 AM

Yeah

`jakku` Mar 8, 2026 3:06 AM

just as transfer mastercaelen is fine

`@muhdog` can you link

the updated plot limitations

`muhdog` Mar 8, 2026 3:07 AM

yes once done

starting, send money

`jakku` Mar 8, 2026 3:07 AM

wait wait hold on one second

i dont see this ammendment

I just want to double check

`muhdog` Mar 8, 2026 3:08 AM

pausing, 2 plots were already transferred

`jakku` Mar 8, 2026 3:08 AM

I just want to make sure its not 30 plots

and is now 50

cuz he will go over limit

`caelen.dev` Mar 8, 2026 3:08 AM

It doesnt matter we are getting rid of c plots anyways

`jakku` Mar 8, 2026 3:08 AM

and i will have to hold something

`caelen.dev` Mar 8, 2026 3:08 AM

I will be below the limit before I get evicted

I can get an extension for 2 weeks per plot

`muhdog` Mar 8, 2026 3:09 AM

<https://www.democracycraft.net/threads/property-standards-act.13387/>

Act of Congress - Property Standards Act

House Vote: 8-0-1

Senate Vote: 3-0-0

A

BILL

TO

Amend to consolidate and simplify legislation concerning land and property.

The people of Redmont, through their elected Representatives in the Congress and the force of law ordained to that Congress by the people through the constitution, do...



post number 13

.jaku Mar 8, 2026 3:10 AM

ok sure go ahead

ill pay you

did u get it



muhdog Mar 8, 2026 3:11 AM

Yes, plots transferred

Success!

.jaku Mar 8, 2026 3:11 AM

huge

muhdog Mar 8, 2026 3:11 AM

Caelen, i think it takes a few hours for any vault captures remaining

.jaku Mar 8, 2026 3:11 AM

hol aids

— reply to message (1480085627100729374)

muhdog Mar 8, 2026 3:12 AM

for perms to update to you\*

Ticket Tool BOT Mar 8, 2026 2:47 PM

Ticket Closed by @212436332176211970

Support team ticket controls

Transcript Saving