



Tom Scaglione, e-PRO®, SFR®, REALTOR®
Future Home Realty, Inc.
13045 W Linebaugh Avenue
Tampa, FL 33626



Office: (813) 855-4982 x225
Direct Fax: (813) 909-2915
Cell: (813) 310-8200

E-Mail: Tom@RealEstateTom.com
Internet: <http://www.RealEstateTom.com>
Twitter: @TomScaglione

Resume

PROFESSIONAL EXPERIENCE

Nov. 1987 to Present
Real Estate Counselor and Sales
REO and Short Sale Certified

Future Home Realty, Inc., REALTORS®

- ▶ Real estate Seller/Buyer Representation marketing residential, commercial, business, and vacant land properties. Marketing properties on both a National and International level with ads in the United States, Canada, South America, Japan, Europe, & Australia. Marketing properties by syndicating them on major web sites on the Internet. Real estate counseling to buyers and sellers, zoning consulting. Creator of computer generated Performa reports on investment properties. Working as a Seller's /Buyer's Agent negotiating deals in Residential and Commercial Real Estate. Conducting seminars on Marketing Yourself on the Internet and Proper use of eMail Marketing to the REALTOR® community. Participating on Expert Panels at the Local and State level of REALTOR® Profession Meetings and Seminars.

Jan.1997 to 2005
S.A.T. Developers, L.C.
President

- ▶ Subdivision developing, responsible for procurement of site, engineering services, authoring of deed restrictions, plat recordation and supervision of underground utilities and street placement.

Jul.1986 to 2006
United Florida Construction, Inc.
President and License Holder

- ▶ Licensed building contractor, qualifier of corporation, responsible for estimating, contracts, material acquisition and job supervision. Other duties included; zoning work, design, permitting, day to day operation of business and accounting.

Jan.1965 to 1987
Thomas E. Scaglione, FRDA
Certified Residential Designer

- ▶ Residential Designer, Certified by the Florida Residential Designers Association, designing and preparing working drawings for the construction of single family, two family and townhouse residential properties. Specification writing, energy code calculations and contract administration during construction.

PROFESSIONAL ASSOCIATIONS AND/OR SOCIETIES

Greater Tampa Association of REALTORS®:

- ▶ Association President (2000)
- ▶ President Elect (1999)
- ▶ Vice President (1998)
- ▶ Member of the Board of Directors (1995/96/97/98/99/2000/03/09/10)
- ▶ Member of the Finance Committee (1996/97/98/99/2000/01/03/04/05/06/09/10)
- ▶ Member of the Tampa / Saint Petersburg Joint MLS Committee (1996/97/98/99/2000/01/02)
- ▶ Chairman of Grievance Committee (2002)
- ▶ Vice-Chairman of Grievance Committee (2001)
- ▶ Chairman of the Strategic Planning Committee (1999)
- ▶ Member of the Strategic Planning Committee (1997/98/99/2000/01/02/03/04/05/09/10)
- ▶ Chairman of the MLS Committee (1997/98/03/10)
- ▶ Vice-Chairman of MLS Committee (1996)
- ▶ Member of MLS Committee (1993/94/95/96/97/98/99/2000/01/02/03/06/07/08/09/10)
- ▶ Chairman of By-Laws Committee (2005)
- ▶ Vice-Chairman of By-Laws Committee (2004)
- ▶ Member of the By-Laws Committee (1994/95/96/2000/04/05)
- ▶ Member of Professional Standards Committee (1997/2003/04/05/06/07/08/09/10)
- ▶ Awarded the ABR (Accredited Buyer Representative) Designation in (1999)
- ▶ Awarded the e-PRO Designation in (2002)
- ▶ Awarded the SFR (Short Sale & Foreclosure Resource) Designation in 2010
- ▶ Awarded the La Barbera & Associates Award of Merit for Exemplary Service to GTAR (2003)

- ▶ Awarded the Edward T. Starr Award for Outstanding Committee Chairman in (1997)
- ▶ Awarded the Educator of the Year Award in (1998)
- ▶ REALTOR® member and participating member of MLS. Member since 1988 to date.

Mid-Florida Regional Multiple Listing Service:

- ▶ President (2006/2007)
- ▶ President-Elect (2005/2006)
- ▶ Treasure (2004/2005)
- ▶ Member of Board of Directors (2003/04/05/06/07/08)
- ▶ Chairman of the Expansion Task Force (2007)
- ▶ Chairman of the Nominating Committee (2008)
- ▶ Member of Finance Committee (2007/08)
- ▶ Chairman of Virtual Office Website Task Force (2003)
- ▶ Member of Management Task Force (2007)

Florida Association of REALTORS®:

- ▶ Member of the Board of Directors (1997/98/99/2000/01/03/07/09/10)
- ▶ District Six Vice President (2001)
- ▶ Member of the Nominating Committee (2002)
- ▶ Chairman of the Business Trends and Technology Committee (2003)
- ▶ Vice-Chairman of the Business Trends and Technology Committee (2002)
- ▶ Member of Business Trends and Technology Committee (1999,2000/01/02/03/)
- ▶ Vice Chairman of the MLS Forum (2000)
- ▶ Member of the REALTOR Image Task Force (2000/01)
- ▶ Member of the Nominating Committee Task Force (1999)
- ▶ Member of Professional Development Committee (1997/2003)
- ▶ Member of Communications Committee (1997/98/99/2000/01/02/03/04)

- ▶ Member of the Business Forms Committee (1998/99/2000/03/05/09)
- ▶ Member of FAR since (1988)

National Association of REALTORS®:

- ▶ Participant in NAR MLS Committee workshops in New Orleans (2006)
- ▶ Participant in NAR MLS Committee workshops in San Francisco (2000/2005)
- ▶ Participant in NAR Leadership and MLS Committee workshops in Washington DC (2000/2005/2006/2007)
- ▶ Participant in NAR Leadership and MLS Committee workshops in Orlando (1999)
- ▶ Participant in NAR Leadership and MLS Committee workshops in Washington DC (1999)
- ▶ Participant in NAR Leadership and MLS Committee workshops in Atlanta (1999)
- ▶ Participant in NAR Leadership Team 2000 Symposium (1999)
- ▶ Participant in NAR MLS Committee workshops in New Orleans (1997)
- ▶ Member of REBAC (Real Estate Buyer's Agent Council) since (1999)
- ▶ Participant in Vision 2000 in Toronto Canada (1999)
- ▶ Member of NAR since 1988 to date.

Florida Residential Designers Association:

- ▶ State President (1973/74)
- ▶ State Vice Pres. (1972)
- ▶ State Secretary/Treasurer (1970/71)
- ▶ State Secretary (1969)
- ▶ State Board Member (1968/69/72/73/74/81/84)
- ▶ State Examining Board (1972)
- ▶ State Legislative Chairman (1975/84)
- ▶ State Legislative Committee Member and Lobbyist (1987/88)
- ▶ Certified Residential Designer, Certificate No. 56, by examination, by the Florida Residential Designers Association Examining Board, in September of 1968 to date.

Builders Association of Greater Tampa:

- ▶ Member (1999/2000)

Saint Lawrence Parish School Parents Club:

- ▶ Served as President in the school year (1982/83)
- ▶ Board Member (1981/82 & 1983/84)
- ▶ Chairman of the School Building Committee (1982/83)
- ▶ School Board Member (1982/83).

Rebuilding Together Tampa Bay, formerly Christmas In April:

- ▶ President (2000/01)
- ▶ Board of Directors (2000/01/02/03/04)

BUSINESS RESOURCES

Real Estate Services

I have the financial resources to maintain an unlimited quantity of properties, including monthly utilities, repairs, maintenance, re-key or install new locks.

- ▶ E. & O. Insurance with \$1,000,000 coverage
- ▶ Full time Administrative Assistant
- ▶ I have a team of professionals working with me to maintain the REO properties through the process.
- ▶ Trained by full time REO agents to gain knowledge of: REO handling, BPO's, Asset Managers, Evictions, Property Management etc.

PROPERTY MANAGEMENT

I have a list of vendors that supply interior cleaning, exterior landscaping, trash removal and repairs as needed.

RESPONSE TIME

I am always quick to respond. All properties are secured immediately. I will visit each property within 24 – hours to assess the occupancy. Check locks and re-key upon vacancy.

COVERAGE AREA

I work the entire Tampa Bay Area, which includes Hillsborough, Pasco and Pinellas Counties.

EDUCATION

National Association of Realtor®

Certification & Designation Courses

- ▶ SFR, Short Sale & Foreclosure Certification 2010
- ▶ e-PRO Certification 2002
- ▶ ABR, Accredited Buyer Reprehensive 1999

Hillsborough Community College

Dale Mabry Campus, Tampa, Florida

- ▶ Real Estate Brokers Pre-Licensing
 - ▶ Course of study to prepare for the State of Florida Real Estate Brokers Licensing Exam.
- ▶ Contractors Exam Review
 - ▶ Course of study to prepare for the State of Florida Contractor Licensing Exam.
- ▶ Real Estate Principles and Practices
 - ▶ Pre-License real estate course required by the State of Florida to qualify to take the State Licensing Exam.

Pinellas County Vocational, Technical Schools

Saint Petersburg, Florida

Building Inspection

- ▶ Building inspector course consisting of 44 hours of class room work sponsored by the West Coast Chapter Southern Building Code Congress International.

International Correspondence Schools of Scranton, PA

Architectural Design & Drafting

- ▶ Studied while serving an apprenticeship with Harry A. MacEwen, AIA, Architect.

Air Conditioning Design

- ▶ Studied while serving an apprenticeship with Harry A. MacEwen, AIA, Architect.

Harris Real Estate University

- ▶ Certified REO Specialist

EDUCATIONAL SEMINARS

Greater Tampa Association of REALTORS®:

- ▶ Membership orientation 4 hour program and 3 hour seminar on Agency "Avoiding Legal Risk".

ERA - Electronic Realty Associates of Florida:

- ▶ Principles and Practices of Real Estate Review consisting of 72 hours of classroom work.

Roger Butcher Seminars of California:

- ▶ Advanced Real Estate Marketing seminar consisting of 12 hours of classroom work.

ERA - Electronic Realty Associates of Florida:

- ▶ Relocation seminar consisting of 16 hours of classroom work receiving the ERA designation "ERA Relocation Specialist".

ERA - Electronic Realty Associates of Florida:

- ▶ BI-annual 14 hour continuing education course as required by the State of Florida for license renewal.

Joe Stumpf Star Performance Seminars:

- ▶ Guerrilla Marketing seminar on smarter strategies, tactics and weapons for Real Estate Marketing in the 1990's.

Prospector Seminar:

- ▶ Computer assisted client, farm and prospect tracking software seminar.

Technical Associates, Inc. & the Florida Residential Designers Association:

- ▶ Joint seminar on Computer Aided Design and Drafting (CAD).

Greater Tampa Home Builders Association & the Florida Residential Designers Association:

- ▶ Joint seminar on the State of Florida Model Energy Code.

Florida Solar Energy Center & the Florida Residential Designers Association:

- ▶ Joint seminar on Passive Residential Design.

American Plywood Association & the Florida Residential Designers Association:

- ▶ Seminar on application and uses of plywood in construction.

Trus Joist Corporation & the Florida Residential Designers Association:

- ▶ Truss Joist, Plywood I-Joists, and Micro Lam Beam load calculation, design and use in today's construction.

PROFESSIONAL SKILLS

Tom Scaglione LLC, REALTOR®

- ▶ I am licensed by the State of Florida Licensing Board as a real estate salesperson. I work in Residential, Commercial and Acreage real estate marketing and sales throughout Florida.
- ▶ I am a member of the National Association of REALTORS®, the Florida Association of REALTORS®, the Greater Tampa Association of REALTORS® and the Mid-Florida Regional MLS.
- ▶ I am past chairman of the expansion task force for the Mid-Florida Regional MLS and a participant in the COVE meetings as well as other National MLS think tank meetings in the years 2007/06/05.
- ▶ I am presently associated with Future Home Realty, Inc., Realtors® as well as being the franchise owner. A real estate company dedicated to service and professionalism.
- ▶ I am currently and have for the past 15 years acted as a fee paid computer consultant to the Real Estate Industry. Offering on site service and training, participating in the development of Real Estate related software such as:
 - ▶ SnapShot CMA for Windows (the Comparative Market Analysis with or without Photos), Real Search (the Electronic MLS Book), REassist (the Data Extraction Utility).
 - ▶ MS Excel and Lotus 123 spreadsheets to calculate seller and buyer net sheets.
 - ▶ MS Excel and Lotus 123 financial option spreadsheets to calculate buyer mortgage financing options.
 - ▶ Contact data base templates for such programs as MS Access, MS Fox Pro and Side Kick for Windows.
 - ▶ Seminars on internet marketing, proper use of email and use of all types of software and one on one training in both REALTOR®'s offices and REALTOR®'s homes.

Thomas E. Scaglione, FRDA

- ▶ I started my own practice of Residential Design in January of 1965 and have practiced in that

profession since that date to 1987.

- ▶ I have prepared plans and specifications for approximately over 100 million dollars of construction in the Tampa Bay Area and taken part in the supervision of 50% of that figure in the years 1965 through 1987.
- ▶ I have served under contract with the City of Tampa as a housing design consultant to the Model Cities Relocation Office, an agency of the Metropolitan Development Agency of the City of Tampa. While under contract I provided plans and specifications for 36 single family homes that meet the requirements of HUD, VA, FHA and the Standard Building Code. These plans were used by the Central Relocation Agency's relocation project. It was also my duty under this contract to instruct the Relocation Counselors and Inspectors on the application of the results of my work in the field.
- ▶ I have created a computer spreadsheet template to provide my clients with State approved computer generated Energy Code Calculations and a computer spreadsheet template to provide my clients with Code approved computer generated Manual J air conditioning load calculations. I offer these templates for sale to others.

United Florida Construction, Inc.

- ▶ I hold a State of Florida Registered Building Contractor's License, Registration Number RB 0046776, licensed and working in the City of Tampa, Hillsborough Co. and Pinellas Co. markets until the year 2005.
- ▶ I have been active in the building industry since 1965 providing clients with design and construction services and computer generated energy code calculations, air conditioning load calculations and real estate investment analysis. Actively designing and constructing both residential and commercial structures in the Tampa Bay Area.
- ▶ I have designed a low cost affordable house that I am developing in conjunction with Unitized Structural Components, Inc. of Tampa to provide housing for the low to moderate income family. I have worked with the Cities of Tampa and St. Petersburg as well as the Federal Bureau of Indian Affairs on providing such housing.
- ▶ A list of both commercial and residential construction projects is attached at the end of this resume.

REFERENCES

Most Reverend Monsignor Laurence E. Higgins, V.G.
Pastor Saint Lawrence Catholic Church
5221 N. Himes Avenue, Tampa, Florida 33614
(813) 879-5090

Joe Matthews, Mortgage Banker Retired
Market Street Mortgage
PO Box 271982
Tampa 33688
(813) 220-1520

Jack Rodriguez, REALTOR®/Builder, former Real Estate Commissioner
216 Shore Crest Drive, Tampa, FL 33609

(813) 877-6388

Joel Cohen Vice President of iMapp
5660-H West Cypress Street, Tampa, Florida 33607
(888) 462-7701

Carol Austin, AE Greater Tampa Association of Realtors
2918 W Kennedy Blvd, Tampa FL 33609
(813) 879-7010

John Fought, FRDA, AIBD
Baker Street Design
14227 Puffin Ct., Saint. Petersburg, FL 33612
(727) 577-1841



Certificate of
Certified REO Specialist

*This certifies that Thomas E. Scaglione, REALTOR
has successfully completed the **Harris Real Estate University**,
12 month intensive Certified REO Specialist.*

Date: September 11, 2008

Sign: Jim Harris / Julie Harris

Signed by

Jim and Julie Harris



The National Association of REALTORS®



Certifies that

Tom Scaglione, LLC

Has successfully completed REBAC's Short Sales and Foreclosures:
What Real Estate Professionals Need to Know Course

Presented on

July 27, 2010

Dale Stinton, CEO, National Association of REALTORS®



National Association of REALTORS®

e-PRO® Certification

Presented To

Tom Scaglione

Having satisfied all requirements of certification as established by the
National Association of REALTORS® is hereby officially certified as an



With all the rights and privileges pertaining thereto on

May 20, 2002

A handwritten signature in black ink, appearing to read "Dale A. Stinton".

Dale A. Stinton, CEO
National Association of REALTORS®



FOR SALE

FUTURE HOME REALTY

Tom Scaglione

Realtor

813-310-8200

www.RealEstateTom.com



CERTIFICATE OF INSURANCE

Effective with **UNDERWRITERS AT LLOYD'S, LONDON**

by Hiscox Inc. 357 Main Street Armonk, NY 10504

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Please note that, except to such extent as may be provided otherwise, this Insurance is limited to those claims that are first made against the Insured and reported to underwriters during the Policy Period. Please see the insuring agreements and also please review this Insurance carefully and discuss the coverage provided by this Insurance with your insurance agent, broker, or representative.

In accordance with the authorization granted to Hiscox Inc. under Contract No. B1234S2USEO11 by certain Underwriters at Lloyd's, London, whose names and the proportions underwritten by them can be ascertained by reference to the said Contract, which bears the Seal of Lloyd's Policy Signing Office and is on file at the office of the said Agency and in consideration of the premium specified herein, the said Underwriters do hereby bind themselves, each for his own part and not one for another, their heirs, executors and administrators, to insure as follows in accordance with the terms and conditions contained or endorsed hereon.

Broker No.:	US 0001172	Norman-Spencer Agency, Inc.
Certificate No.:	MPL1136240.11	1881 N University Dr Ste 110
Renewal of:	New	Coral Springs, Florida 33071-6094

Declaration

Professional Liability Errors & Omissions Insurance (Claims made basis)

1. Named insured:	Future Home Realty, Inc. dba Future Home Realty		
2. Address:	13045 W Linebaugh Ave Ste 102 Tampa, Florida 33626-4486		
3. Named Insured's Profession:	Refer to Endorsement (1) E2.		
4.A. Limit of Liability:	\$ 1,000,000	Each Claim , including Damages, Claim Expenses and Supplementary Payments	
4.B.	\$ 1,000,000	in the aggregate for all Claims , including Damages, Claim Expenses and Supplementary Payments	
5. Deductible:	\$ 5,000	Each Claim , including Damages and Claim Expenses , but not Supplementary Payments	
6. Notice of Claim to:	Hiscox Attn: Claims Department 520 Madison Avenue, 32nd Floor New York, NY 10022 HiscoxClaims@hiscox.com		
7. Policy period:	Inception date: 03/08/2011	Expiration date:	03/08/2012
Inception date shown shall be at 12:01 A.M. (Standard Time) to Expiration date shown above at 12:01 AM. (Standard Time) at the address of the Named Insured.			
8. Retroactive Date:	03/08/2004	9. Date of Application:	03/03/2011
10. Premium:	\$	Processed Date:	03/04/2011
11. Attachments:	(1) E2.1, (2) E999.1, (3) E998.1, (4) E65.1, (5) E165.1, (6) E240.6, (7) E9990.2, (8) E45.1, (9) E18.2, (10) E131.2		
12.A. Extension Period:	12 Months	12.B. Extension Percentage:	75.00 %

The Certificate terms and conditions contained herein or endorsed hereon and such other provisions, agreements or conditions as may be endorsed hereon or added hereto are hereby incorporated in this Certificate. No representative of the Underwriters shall have power to waive or be deemed to have waived any provision or condition of this Certificate unless such waiver, if any, shall be written upon or attached hereto; nor shall any privilege or permission affecting the insurance under this Certificate exist or be claimed by the Insured(s) unless so written or attached.

IN WITNESS WHEREOF this Certificate has been signed at Armonk, New York

A rectangular box containing a handwritten signature in black ink. The signature is stylized and appears to be 'E. J. ...'.

Hiscox Inc.

DECE&O03/06

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See specific instructions on page 2.

Name (as shown on your income tax return) **Future Home Realty, Inc.**

Business name, if different from above

Check appropriate box: Individual/Sole proprietor Corporation Partnership Other ▶ Exempt from backup withholding

Address (number, street, and apt. or suite no.)
13045 West Linebaugh Ave. Suite 102

City, state, and ZIP code
Tampa, FL 33626

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number								
or								
Employer identification number								
5	9	3	6	9	0	9	4	9

Note, if the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person ▶ *Robert J. McLaughlin* Date ▶ *9/13/05*

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note, if a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

• Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE
1940 N. MONROE ST.
TALLAHASSEE

FL 32399-0783

850-487-1395

MC DUGALD, ROBERT THAD
2500 WINDING CREEK BLVD. UNIT H205
CLEARWATER FL 33761

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers.

License card for MC DUGALD, ROBERT THAD, REAL ESTATE BROKER. AC# 4859334, BK599766, 03/08/10 098125469. Expiration date: MAR 31, 2012.

DETACH HERE

Main license information block containing AC# 4859334, license details table, and signatures of Charlie Crist and Charlie Liem.



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE
1940 N. MONROE ST.
TALLAHASSEE

FL 32399-0783

850-487-1395

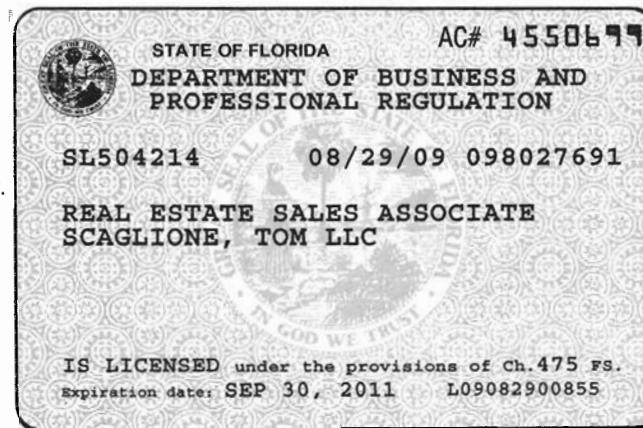
SCAGLIONE, TOM LLC
3959 VAN DYKE RD
SUITE 247
LUTZ

FL 33558-8025

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

AC# 4550699

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE

SEQ# L09082900855

DATE	BATCH NUMBER	LICENSE NBR
08/29/2009	098027691	SL504214

The SALES ASSOCIATE
Named below IS LICENSED
Under the provisions of Chapter 475 FS.
Expiration date: SEP 30, 2011

SCAGLIONE, TOM LLC
3959 VAN DYKE RD
SUITE 247
LUTZ

FL 33558-8025

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

Tampa Bank Owned Team Sold Report

ML#	Address:	Prop.Type:	Sold Price:	List Price:	Sold Date:	Special Sale Prov:
T2468841	7416 ISLE DR	RES	44,000	45,900	07/19/11	Short Sale
T2451823	16014 MILAM DR	RES	92,500	97,750	06/21/11	REO/Bank Owned
T2467596	13525 WHITE ELK LOOP	RES	131,000	114,900	06/06/11	REO/Bank Owned
T2454476	8394 IRIS N AVE	RES	125,000	133,900	06/24/11	None
T2454939	7718 BINGHAM CT	RES	175,000	180,405	07/21/11	REO/Bank Owned
T2437702	1224 S MISSOURI AVE # 914	RES	34,900	34,900	06/08/11	REO/Bank Owned
T2451027	905 SHOALS LANDING DR	VAC	88,700	89,000	04/15/11	None
T2449439	7908 SIERRA PALM PL # 102	RES	19,900	19,900	04/07/11	REO/Bank Owned
T2456803	2050 HIGH RIDGE DR	RES	116,500	119,900	04/05/11	REO/Bank Owned
T2449431	1516 E MCBERRY ST	RES	35,000	39,900	04/05/11	None
T2450776	13727 COUNTRY COURT DR	RES	115,000	120,000	05/03/11	REO/Bank Owned
T2435308	12105 GARDEN LAKE CIR	RES	73,500	104,900	02/23/11	REO/Bank Owned
T2437540	5042 MURIEL LN	RES	53,000	54,900	02/18/11	REO/Bank Owned
O5018949	6796 28TH N AVE	RES	113,000	109,000	02/28/11	None
W7491041	4516 Grainary Ave	RES	121,500	114,900	03/04/11	REO/Bank Owned
T2445027	8344 DRYCREEK DR	RES	61,000	63,211	12/29/10	REO/Bank Owned
T2446723	14005 LEMON VALLEY PL # 14005	RES	25,000	25,641	12/23/10	REO/Bank Owned
T2440018	3515 PINE CONE CIR # 3515	RES	84,000	84,900	12/17/10	REO/Bank Owned
T2440170	8701 N 15TH ST	RES	48,000	61,000	02/24/11	Short Sale
W7468433	12421 Shadow Ridge Blvd	RES	54,000	64,900	09/28/10	None
T2432800	8015 PALMERA POINTE CIR # 202	RES	27,000	24,700	09/29/10	REO/Bank Owned
T2401218	4211 W BARCELONA ST	RES	177,500	209,900	12/20/10	Short Sale
T2418312	9410 CHARLESBERG DR	RES	75,000	73,900	08/06/10	REO/Bank Owned
T2421726	5610 PINNACLE HEIGHTS CIR # 109	RES	50,000	41,900	07/23/10	REO/Bank Owned
T2407769	3741 PREAKNESS PL # 1403	RES	52,000	49,900	06/04/10	REO/Bank Owned
T2399316	14425 BEAULY CIR	RES	135,000	134,900	06/17/10	REO/Bank Owned
T2406556	3407 W IVY ST	RES	69,300	84,600	06/14/10	REO/Bank Owned
T2411554	3714 ORANGEPOINTE RD	RES	115,900	115,900	05/18/10	REO/Bank Owned
T2415894	2105 W POWHATAN AVE	RES	68,500	48,000	07/06/10	None
T2404746	5112 SPICEWOOD CT	RES	80,000	78,900	06/18/10	REO/Bank Owned
T2412107	15019 ARBOR RESERVE CIR # 302	RES	70,000	63,900	05/27/10	REO/Bank Owned

ML#	Address:	Prop.Type:	Sold Price:	List Price:	Sold Date:	Special Sale Prov:
T2402976	3553 SNOWY EGRET CT	RES	170,000	144,900	05/26/10	REO/Bank Owned
U7458320	16714 Fairbolt Way	RES	214,000	219,000	06/10/10	None
T2404765	3233 SALISBURY DR	RES	59,000	64,900	06/17/10	REO/Bank Owned
T2399278	5434 CHAD PL # 10	RES	22,500	23,900	04/21/10	REO/Bank Owned
T2410244	15402 BRUSHWOOD DR	RES	150,000	150,000	06/30/10	Short Sale
T2410936	17323 BLOOMING FIELDS DR	RES	130,000	134,900	06/30/10	Short Sale
T2403675	18428 STERLING SILVER CIR	RES	115,000	109,900	05/27/10	REO/Bank Owned
T2398359	2690 CORAL LANDINGS BLVD # 217	RES	44,000	44,900	02/12/10	REO/Bank Owned
T2378644	3178 EDGEMOOR DR	RES	182,000	194,900	03/25/10	REO/Bank Owned
T2399050	3306 E COMANCHE AVE	RES	35,100	27,500	02/12/10	REO/Bank Owned
T2398694	9409 N MULBERRY ST	RES	40,000	44,900	01/29/10	REO/Bank Owned
T2366614	3450 TARBOLTON WAY	RES	170,000	165,000	05/20/10	Short Sale
T2396878	9516 CHARLESBERG DR	RES	85,100	81,900	02/05/10	REO/Bank Owned
T2393631	4864 VALLEY FIELD DR	RES	283,500	268,900	12/30/09	REO/Bank Owned
T2389401	17113 BREEDERS CUP DR	VAC	154,725	171,900	01/29/10	REO/Bank Owned
U7430376	3476 Saint Bart Lane # 201	RES	38,000	37,500	12/18/09	REO/Bank Owned
T2386538	785 S VILLAGE N DR # 102	RES	55,000	50,000	06/16/10	Short Sale
T2391410	301 LAKE PLACID CT # 301	RES	69,900	69,900	12/07/09	REO/Bank Owned
T2388805	11703 LIPSEY RD	RES	250,000	260,000	11/16/09	None
T2388013	11147 CREEK HAVEN DR	RES	195,000	189,900	11/24/09	REO/Bank Owned
T2381243	13007 ARBORVIEW PL	RES	85,000	85,000	08/27/10	Short Sale
T2383907	10915 N 28TH ST	RES	52,250	52,250	09/29/09	REO/Bank Owned
T2380378	4307 BETHPAGE CT	RES	121,000	114,900	09/30/09	REO/Bank Owned
T2378909	2308 W POWHATAN AVE	RES	59,000	54,900	08/27/09	REO/Bank Owned
T2331954	1009 E EMMA ST	RES	94,000	120,000	12/17/09	Short Sale
T2375107	10407 N LANTANA AVE	RES	33,000	27,600	08/21/09	REO/Bank Owned
T2374457	5004 SKY BLUE DR	RES	175,000	180,500	08/25/09	REO/Bank Owned
T2350320	1805 HAMMOCKS AV # 1402	RES	75,000	79,900	07/27/09	REO/Bank Owned
T2350822	6606 TERRAPIN CT	RES	135,000	145,900	08/19/09	REO/Bank Owned
T2367338	8112 MULBERRY ST	INC	38,500	44,925	08/28/09	REO/Bank Owned
T2366826	5024 LANDSMAN AV	RES	100,000	94,900	07/10/09	REO/Bank Owned

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T2360336	13515 BLUE SUNFISH CT	RES	125,000	119,900	07/16/09	REO/Bank Owned
T2351918	15808 COUNTRY LAKE DR	RES	143,000	154,900	07/17/09	REO/Bank Owned
T2365107	3375 ANTIGUA LN # 204	RES	33,000	28,000	06/15/09	REO/Bank Owned
T2366568	8699 KEY ROYALE LN # 302	RES	64,500	65,077	06/26/09	REO/Bank Owned
T2350829	8733 N HYALEAH RD	RES	27,500	39,900	05/27/09	REO/Bank Owned
T2356525	13807 HERITAGE CLUB DR # 13807	RES	28,000	31,900	05/21/09	REO/Bank Owned
T2361505	30615 DOUBLE DR	RES	96,500	93,900	06/26/09	REO/Bank Owned
T2360338	7901 STONEY HILL DR	RES	163,000	152,000	06/16/09	REO/Bank Owned
T2358162	8056 CANTERBURY LAKE BLVD	RES	130,000	127,300	05/29/09	REO/Bank Owned
T2347369	7531 CLEARVIEW DR	RES	155,000	159,900	05/29/09	Short Sale
T2354604	25830 FRITH ST	RES	200,000	216,900	05/18/09	REO/Bank Owned
U7400628	1249 Inverness Drive	RES	276,500	349,900	04/30/09	None
T2358354	2886 SOMERSET PARK DR # 202	RES	24,500	24,500	04/23/09	REO/Bank Owned
T2351612	12502 CAMBRIDGE AV	RES	42,000	52,900	04/29/09	REO/Bank Owned
T2356705	2008 E WATERS AV	RES	20,000	23,900	04/21/09	REO/Bank Owned
T2358159	2708 CEDARIDGE DR	RES	81,000	89,900	04/17/09	REO/Bank Owned
O4898880	15119 CRAGGY CLIFF ST	RES	195,000	202,400	03/27/09	REO/Bank Owned
T2349245	4505 AMBERLY OAKS CT	RES	145,000	150,500	04/22/09	REO/Bank Owned
T2354750	6563 SPANISH MOSS CR	RES	112,599	114,900	04/23/09	REO/Bank Owned
T2355649	203 W ELM ST	RES	52,000	54,900	03/26/09	REO/Bank Owned
T2331947	8814 CAMERON CREST DR	RES	237,900	237,900	03/31/09	Short Sale
T2354393	31013 BACLAN DR	RES	142,500	142,500	04/10/09	REO/Bank Owned
T2349136	18008 NEW WALES PL	RES	114,900	114,900	05/28/09	REO/Bank Owned
T2352228	1126 TIMBER TRACE DR	RES	132,500	149,900	03/16/09	REO/Bank Owned
T2351240	9314 LAKE CHASE ISLAND WY # 9314	RES	105,000	90,500	02/25/09	REO/Bank Owned
T2349430	6207 N MANHATTAN AV	RES	95,900	94,900	03/13/09	REO/Bank Owned
T2349206	4427 DYLAN LP # 182	RES	26,000	24,900	02/04/09	REO/Bank Owned
T2348834	7101 HARBORHILLS CT	RES	65,000	65,000	01/29/09	REO/Bank Owned
T2347031	8840 W ROBSON ST	RES	130,000	132,900	02/16/09	None
T2293810	708 LIME TREE RD	RES	90,000	95,000	12/22/08	None
T2340574	3319 W BURKE ST	RES	122,000	139,900	12/30/08	None

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U7386454	779 Cypress Trails Dr	RES	272,000	249,000	12/31/08	REO/Bank Owned
T2332247	4419 SWEETWATER DR	RES	100,000	99,000	12/29/08	None
T2321973	7511 MAYFAIR CT	RES	185,000	185,000	12/23/08	None
T2306492	15927 MYSTIC WY	RES	190,000	190,000	09/25/08	None
T2312989	6415 OSPREY LAKE CR	RES	94,000	94,900	07/10/08	REO/Bank Owned
T2305411	4213 SUMMERDALE DR	RES	180,000	180,000	06/26/08	Short Sale
T2248340	6007 ROSEWOOD DR	RES	160,000	180,000	04/23/08	None
T2273913	4108 AMBER RIDGE LN	RES	217,500	230,000	04/30/08	None
T2283568	14248 11TH ST	RES	106,000	100,000	03/26/08	None
T2273936	14307 PROMONTORY POINT PL	RES	185,000	200,000	02/13/08	None
T2259813	19405 MELODY FAIR PL	RES	261,300	268,000	01/30/08	None