

Official Form 1 (04/07)

United States Bankruptcy Court Northern DISTRICT OF GEORGIA		Voluntary Petition																				
Name of Debtor (if individual, enter Last, First, Middle): REALTY LEADERS, INC. d/b/a REMAX PREMIER		Name of Joint Debtor (Spouse) (Last, First, Middle):																				
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): N/A		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):																				
Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all): 8660		Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all):																				
Street Address of Debtor (No. and Street, City, and State): 5325 Memorial Drive Stone Mountain, GA 30083		Street Address of Joint Debtor (No. and Street, City, and State):																				
ZIP CODE		ZIP CODE																				
County of Residence or of the Principal Place of Business: DeKalb		County of Residence or of the Principal Place of Business:																				
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):																				
ZIP CODE		ZIP CODE																				
Location of Principal Assets of Business Debtor (if different from street address above):																						
07-67793																						
Type of Debtor (Form of Organization) (Check one box.)	Nature of Business (Check one box.)	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.)																				
<input type="checkbox"/> Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding <hr/> Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.																				
Filing Fee (Check one box.) <input checked="" type="checkbox"/> Full Filing Fee attached. <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input checked="" type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input checked="" type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. <hr/> Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).																				
Statistical/Administrative Information		THIS SPACE IS FOR COURT USE ONLY MAY 17 2007 PM 01:48																				
<input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		W. YVONNE EVANS, CLERK U.S. BANKRUPTCY COURT NORTHERN DISTRICT OF GEORGIA FILED																				
Estimated Number of Creditors																						
Estimated Assets																						
Estimated Liabilities																						
<table border="0" style="width:100%;"> <tr> <td>1-49</td> <td>50-99</td> <td>100-199</td> <td>200-999</td> <td>1,000-5,000</td> <td>5,001-10,000</td> <td>10,001-25,000</td> <td>25,001-50,000</td> <td>50,001-100,000</td> <td>Over 100,000</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Official Form 1 (04/07)

Form B1, Page 2

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): REALTY LEADERS, INC. d/b/a RE/MAX PREMIER	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)			
Location Where Filed: NONE	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)			
Name of Debtor: N/A	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
Exhibit A <i>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</i> <input type="checkbox"/> Exhibit A is attached and made a part of this petition.	Exhibit B <i>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</i> N/A I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b). <input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s) (Date)		
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.			
<input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box.)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Statement by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____ (Name of landlord that obtained judgment)			
_____ (Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
<input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			

Official Form 1 (04/07)		Form B1, Page 3	
Voluntary Petition (This page must be completed and filed in every case.)		Name of Debtor(s): <u>Realty Leaders, Inc. d/b/a Roman Premier</u>	
Signatures			
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition. X _____ Signature of Debtor X _____ Signature of Joint Debtor _____ Telephone Number (if not represented by attorney) _____ Date		Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) <input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. <input type="checkbox"/> Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached. X _____ (Signature of Foreign Representative) _____ (Printed Name of Foreign Representative) _____ Date	
X <u>Prince A. Bramfield</u> Signature of Attorney for Debtor(s) <u>Prince A. Bramfield</u> Printed Name of Attorney for Debtor(s) Firm Name <u>4288 A. Memorial Drive</u> Address <u>Decatur, Georgia 30032</u> <u>404-296-5758</u> Telephone Number <u>5/17/2007</u> Date		Signature of Non-Attorney Bankruptcy Petition Preparer I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19B is attached. _____ Printed Name and title, if any, of Bankruptcy Petition Preparer _____ Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.) _____ Address _____ X _____ _____ Date _____ Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above. _____ Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual. _____ If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. _____ A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.	
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. X <u>[Signature]</u> Signature of Authorized Individual <u>LINDA M. AVERY</u> Printed Name of Authorized Individual <u>PRESIDENT</u> Title of Authorized Individual <u>05/17/07</u> Date			

07 - 67793

Resolution to File Chapter 11 Reorganization

WHEREAS, the Corporation is insolvent and unable to pay its debts when due, and WHEREAS, the Corporation and its creditors would best be served by reorganization of the Corporation under Chapter 11 of the Bankruptcy Code, be it:

RESOLVED, that the Corporation, Prince A. Blumfield, Attorney At Law, file, as soon as practicable for reorganization pursuant to Chapter 11 of the Bankruptcy Code.

The undersigned hereby certifies that she is the duly elected and qualified Secretary and the custodian of the books and records and seal of REALTY LEADERS, INC. d/b/a REMAX PREMIER, a corporation duly formed pursuant to the laws of the state of Georgia and that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on May 16, 2007, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 16th day of May, 2007.

Dianne A. Jo
Secretary

TWENTY LARGEST UNSECURED CREDITORS

Citicorp Vendor Finance, Inc
c/o Lisa Frank
Thompson, Obrien, Et al.
40 Technology Parkway South
Suite 300
Norcross, Georgia 30092

Estate of Mark Levine
c/o James E. Friese
1100 Spring StreetNw
Suite 410
Atlanta, Georgia 30309

Hilda Levine
c/o James E. Friese
1100 Spring StreetNw
Suite 410
Atlanta, Georgia 30309

Roy Levine
c/o James E. Friese
1100 Spring StreetNw
Suite 410
Atlanta, Georgia 30309

Village Square Ventures
c/o James E. Friese
1100 Spring StreetNw
Suite 410
Atlanta, Georgia 30309

CASE NUMBER: 07-67793 JUDGE: JB CHAPTER: 11

Non-Business or Business Intake Clerk: YLU Date: 5/17

Complete or Incomplete *IFP Filed _____

Orders on Fee Application

___ 02g - Chapter 11/13 Order Granting 2 Installments of \$ _____ each.

___ 03g - Chapter 11 Order Granting -10 day (3 Installments of \$339.00, \$350.00 & \$350.00.)

___ 03g - Chapter 13 Order Granting -10 day (3 Installments of \$75.00, \$99.50 & \$99.50.)

___ 02d - Chapter 11/13 Order Denying \$ _____ due.

___ 02g - Chapter 7 Order Granting

Missing Documents:

- Pro se Affidavit
- Form B21
- Matrix
- Voluntary Petition not on Official Form One
- Exhibit D
- Statement of Financial Affairs
- Schedules A B C D E F G H I J
- Summary of Schedules
- Statistical Summary
- Declaration Page for Summary & Schedules
- Statement of Intent
- Attorney Disclosure Statement
- Petition Preparer Disclosure Statement
- Declaration & Signature of Non-Attorney Bankruptcy Petition Preparer (Form 19a)
- Notice to Debtor by Non-Attorney Bankruptcy Petition Preparer (Form 19b)
- Notice to Individual Consumer Debtor (Form 342b)
- Statement of Current Monthly Income/Mean Test
- Chapter 13 Plan, complete with signature(s)
- Certificate of Credit Counseling.
- Motion for Determination (Exigent Circumstances)
- Pay Advices
- Corporate Resolution
- 20 Largest Unsecured Creditors
- List of Equity Security Holders
- Small Business - Balance Sheet
- Small Business - Statement of Operations
- Small Business - Cash Flow Statement
- Small Business - Federal Tax Returns

Petition Deficiencies:

- Name
- Last 4 digits of ssn
- Address
- County
- Type of Debtor
- Chapter
- Nature of Debts
- Statistical Estimates
- Venue
- Signatures
- Fee Application not filed

NOTES:

U. S. BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

01102987 - YM
May 17, 2007

Code	Case No	Qty	Amount	By
11	07-67793	1	\$1,039.00	CK
	Judge - Joyce Bihary			
	Debtor - REALTY LEADERS, INC.			

TOTAL: \$1,039.00

FROM: Prince A. Brumfield
4288-A Memorial Drive
Decatur, GA 30032-1212