

SELLING YOUR NOTE

We represent both private and institutional investors who will purchase your note for cash. There are many types of promissory notes that can be sold.

Among the most common are:

- Real Estate Notes
- Equipment Notes
- Business Notes
- Inheritance Notes
- Lotteries
- Mobile Homes
- Structured Settlements

Selling of a note can be structured to meet your needs... some of the ways are:

- ❑ Selling a portion of the note
- ❑ Selling the entire note
- ❑ Selling the Note and retaining the payments for a specified period of time. (also known as a reverse partial payment)
- ❑ Short life yield program gives you a higher price assuming a 7 year balloon.
- ❑ Low loan to value program (this greatly decreases the time to close the transaction)

The following lists the basics of what we will need to evaluate and give you a written commitment to purchase your note.

- Your Name : _____
- Your Email Address: _____
- Your Phone: _____
- Who receives the payments: _____
- Type of Property: _____
- Property Value: _____
- Property Description: _____
- Owner Occupied ? : _____
- Sales Date: _____
- Sales Price: _____
- Cash Down Pmt: _____
- Interest Rate: _____

- Term: _____
- Copy of Signed Note
- Copy of Signed Trust Deed
- Balloon (if any) Due : _____
- Balloon Amt: _____
- Lien Position: _____
- Junior Liens: (need to know amounts) _____
- Orig Loan Amt: _____
- Current Loan Balance: _____
- Current Payment (principal & interest) _____
- Payment Frequency: (Monthly, Qtr, Semi Annually, Annually) _____
- Address of Property: _____
- State: _____
- City: _____

After bid is received and you have accepted buyer's price for your note, the following items will be needed before close.

- Copy of Sellers Closing Statement (if possible)
- Copy of Title Policy (given at time of sale)
- Pictures of Property (front, across street, each way from subject)
- Copy of Insurance Policy and Tax Statement

This information can be faxed to us at 951 755-8823 or emailed to ed@landloan.com. Your information is confidential and will not be disclosed except to interested buyers of your note. Our job is to obtain for you the best possible price. Remember, you can call me anytime at 909 948 0186. This is my private direct line and you will speak to no one but Ed Soehnel.