

REAL ESTATE ATM STRATEGY

House is not selling and you have a buyer who does NOT Qualify for FHA or Conventional Financing but has CASH.

1. You recommend to your seller to owner finance.
2. We meet with you and the seller to suggest how they should structure the note.
3. Seller agrees to hold the mortgage note for at least 4-6 months
 - You begin marketing the property as a “Owner will Finance”
4. Seller sells at full market price and receives 10% down payment
 - Works with Attorney to create documents
 - Works with Title Company to close transaction
5. Seller pays out associated fees from the down payment
 - Commissions, attorney fees, title company fees
6. Seller begins receiving monthly payments
7. In 4-6 months, Seller contacts us for a pricing evaluation on their owner-financed mortgage note. We work directly with the seller, whom already has structured their note for optimum pricing.
8. We give the Seller a LUMP SUM Payment to pay off the underlying loan, taxes due, and their profit. We pay appraisal and title charges.

REAL ESTATE ATM REQUIREMENTS

- ✓ Homes with at least 60% equity.
- ✓ We need a payor with no bankruptcies, a job, and 10% down payment.
- ✓ We need a property with average demographics.