Wednesday, June 24 webinar



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1. Forum is open
2. Note Expo
3. New content coming
4. Cathy Woodson; tax situation?
5. Troy Walcott: ?

Hi Kevin,

I was looking at a note to buy in OH.  I looked at netronline for the taxes.  I am attaching the page from the assessor's office.  It gives the borrower as the owner but it says to mail tax notices to Lereta, LLC.  Below that it says no FC, no tax lien.  I don't understand what this is telling me about the status of the property.  Who owns it?  If I bought the note, what does this mean to me as a note owner?

Thanks,

Cathy

<http://netronline.com>

<http://lereta.com>

I'm reading a paragraph from the release of lien in a DD file from an asset that started at about 36k. There is a number in the paragraph that is 5 million dollars. What is that number referring to?  The next picture is from a file in the DD file stating pay history. How do you read that?

Thanks.

Troy Pin #1551# for your phone

Hi kevin how would I find a RMLO in NC

Larry Schrimp

are we protected when brokering pools of notes to Colonial?

KS: I’m assuming you’re talking about is your feet protected. Yes, we have a fee agreement in writing when you’re broke her notes to us.

I believe Eddie had said to turn the lease option into a land contract after the repairs had been made, and the repair amount would have been the down payment on the land contract.

I have always been cautioned to ONLY refer to the Option money to be referred to as Non Refundable Option Consideration (NROC).

Some liberal judges have caused a “Down Payment’ to be refunded back to the former buyer if they did not purchase.

Hi Kevin, its Elizabeth. We have done it differently on the lease option (the only one we have). I put the repair details in the option contract, so that there would be no blur between the 2 documents

How would you verify the cost of repairs & that they are reasonable? What if permits need to be pulled?