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| Current Date: 2/18/2016  Loan Type: Sub-performing  Property Address: 255 McMinn, Batesville, MS 38606  Current Value: BPO $21,200 (tape reflects $35,000)  AVM/BPO Date: 7/17/2015  **Note Information**  Document type:Land Contract  Who Originated the Note: Home America, LLC  Sales Date:8/24/2011  Maturity Date: land contract does not specify. We calculate 9/1/2041.  Sales Price: $52,121.08  Down payment:$800  Original Loan Balance: $51,321.08  Terms in Months:360 month  Interest Rate:9.99%  Monthly P&I Amount: $450.00  Monthly T&I Amount: **$80.00**  Total Monthly Payment: $530.00  Current Unpaid Balance: $48,849.87  Date of first payment:October 1, 2011  Amount Last Paid: 1/13/16 post petition (which paid 5/1/15 payment)  Date of next payment:6/1/15  # of payments made:44  # of payments left:316  Balloon Payment: N/A  Balloon Date**:** N/A    LTV: 230.42% (with corrected BPO)  Credit Score:Unknown  Asking Price: $21,875 ($675 more than BPO)  Asking Price%: 103%  ITV: 103%  Yield to Investor: 24.65%  Total Cash Payment Click here to enter : | **Property Description**  Property Type:Manufactured Home  Occupancy: Occupied by unknown  Bath: 2b/1b  SQ FT: 1,008  Acreage: 4  Average Rent: $425  **Taxes**  Current Status:Delinquent (due 2/1/16) impounded  Next Due: 4/1/16 before incurring penalty  Amount of Taxes Due: $396.82  Escrow Amount: $80 ($50 for taxes;$30 for insurance)  Other Comments: Click here to enter text.  **Liens**  Current Status: **No liens**  Type of Lien:  Amount of Lien’s:  Other Comments: |
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**Payment History – Performing Notes Only**

Status: Click here to enter text. PL/RPL

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|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| 2013 | Click | Click | Click | Click | Click | Click | 539.74 | .00 | .00 | .00 | .00 | .00 |
| 2014 | 3180.00 | 530.00 | 1674.00 | 530.00 | 530.00 | 530.00 | 558.00 | 558.00 | 558.00 | 558.00 | 530.00 | 530.00 |
| 2015 | 530.00 | .00 | 713.51 | 530.00 | 519.74 | 540.26 | .00 | .00 | .00 | .00 | 530.00 | 530.00 |

**2016/Jan $530.00**

**Exit Strategies**

Modify the loan if necessary or foreclose and sell with seller-financing.

**Other Comments**

We are new Titanium students. We are looking at a Performing / Sub-Performing note from Colonial.   
Land Contract signed 8/24/2011  
$800 Down  
$51,321.08 financed  
360 months (all Probationary)  
9.99%  
  
The Boyfriend Borrower (AKA “Bubba”) is in Chapter 13 process. The girl friend is not. Both signed the Land Contract. Bubba owed $192,000 to the IRS for 2004-2005-2006 & 2007 tax years. It may have been settled for $64,712, but while the case number is the same it says it’s for 2012-2013 & 2014 Tax years? There are 4 monthly payments skipped July, Aug. Sept. & Oct 2015 in the middle of the post-petition payments. There is No Transfer of Claim shown for Colonial. How might this bankruptcy might affect us? Do we need to record the Land Contract because Borrower is in bankruptcy? Could you help us evaluate the Note as the Borrower is in bankruptcy?   
  
Also the BPO value on the tape reflects $35,000, however the actual value on the BPO dated 7/17/2015 reflects $21,200. The Titanium price is $21,875. Can you help us understand this pricing? If we end up foreclosing on the property and our ITV is 103% our secondary options seem rather limited. What are we not thinking about as potential outs if / when Bubba goes to foreclosure.  
  
 Where are the land mines in this deal?

**Pictures**







1. When did you join NoteSchool mentorship program? 12/16/15

2. Did you attend any 3-day classes; take online courses, or mentoring calls?   
Yes, attended 3-day classes 4 times, attend all webinars.

3. How did you find the deal (hedge fund tape, internet, etc.)? Colonial Tape dated 2/4/16

4. What due diligence did you do? Checked Zillow, Rentometer, Pacer. Panola County Treasurer, Greatschools, Facebook for Borrower. Information was limited for subject property. Realtor.com – price unavailable. RealtyTrac – no info available.

5. What negotiations were involved? None yet.

6. What paperwork did you end up doing? None yet.

7. Did you hire an attorney or servicing company? No.

8. What was your exit strategy? 1-Get loan re-performing and sell a partial. 2-Modify loan. 3-Foreclose and resell with owner financing to then sell a partial on a performing loan

9. What challenges/problems did you face with this note and how did you overcome them? Still trying to figure out Due diligence. As of now unresolved.

10. How did NoteSchool help you with this note?

11. How many notes have you purchased in 2016 **– 1 note** and how many notes did you purchase previous to 2016?  **None.** How many do you think you will purchase in 2016? Our goal is to purchase our first 100 Notes and sell partials on the majority.

12. Why would you recommend NoteSchool to other people? High integrity company.