***Phone Quote SELLER Intake Worksheet***

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Property State: AZ

Current Estimated Value: EAPPRAISAL $127153 Zillow $130181 RPR $118740

Property Type: SFR

Is Property Owner Occupied YES

Date of Sale: 7 22 14

Selling Price: $78,500

Down Payment: $7500

Amount Financed: $71000

Current Balance $66,935.86

Original Term in Months: 166

Interest Rate: 8.5%

Monthly Payment: $724.14 PLUS INS $119.25 TOTAL $843.39

First Payment Due: 8 1 14

Number of Payments 20

Number of (on time)Payments Made: 20 6 payments paid late, but paid w/i 30 days w/ the late fees $173.82

Remaining: 146

Next Payment Due: 4 1 16

Proof of verifiable payments YES STEWART TITLE

Lender title policy: NO

Does This Note Balloon: yes Balloon Date: 8 1 19 MODIFICATION OR EXTEND?

1st mortgage? WRAP AROUND A HARD MONEY LOAN payoff is

Insurance and Taxes current. YES

Do you escrow for them YES

Listed as mortgagor loss payee YES

Dodd Frank Compliance: YES THIS IS THE ONLY SELLER CARRY TRANSACTION W/I LAST 24 MONTHS

Payor info Name MONSERRATH MARCEIENO MARA DE JESUS VALENZUEL

Employment

Credit TBD

**Any Additional Positive or Negative Information about the Property or Property Owner:**

PAYOR HAS MADE ALL THE PAYMENTS TO SERVICER. THE UNDERLYING MTG HOLDER IS FORECLOSING AND NOT ACCEPTING PAYMENTS FROM THE NOTE SELLER DUE TO THEY ARE CALLING THE WRAP

SHOULD THIS LOAN BE CONSIDERED A SUBPERFORMING LOAN?

What should I buy this at considering the balloon and the 6 payments paid late, but paid w/I 30 days w/ the late fees $173.82? o

***SELLER HAS INDICATED HIS PAYOFF WOULD BE $40,000 AND HE’D LIKE $10K ABOVE TO PUT IN HIS POCKET—MAY BE A LITTLE RICH***

***Note Broker Information***

Buyer First Name: **Dave Franecki**

Company: **Capstone Capital USA, LLC**

Address: **3961 E. Chandler Blvd #111-317**

**Phoenix, AZ 85048**

**480-763-8376 0ffice; 480-232-5477 Cell; Dave@CapstoneCapitalUSA.com**