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| Current Date: 10/10/2014  Loan Type: Click here. NPL, PL, RPL.  Property Address: 124 E Oldham Ave Knoxville TN 37917  Current Value: 70,000  AVM/BPO Date: 3/2016  **Note Information**  Document type: **Note/Deed**  Who Originated the Note: Edward & Carolyn Williams  Sales Date:**Aug 13, 2010**  Maturity Date: 8/1/2040  Sales Price: 55,900  Down payment: **0**  Original Loan Balance:  **55,900**  Terms in Months: **360**  Interest Rate: **4.75**  Monthly P&I Amount: 291.60  Monthly T&I Amount: **$**  Total Monthly Payment: 291.60  Current Unpaid Balance: 49,924.19  Date of first payment: **April 1 2016**  Amount Last Paid: 300.00  Date of next payment: **May 1 2016**  # of payments made: **69**  # of payments left: **291**  Balloon Payment: N/A  Balloon Date**: N/A**    LTV: 79.86%  Credit Score: **N/A**  Asking Price: 21,000  Asking Price%: Click here to enter text.  ITV: Click here to enter text.  Yield to Investor: Click here to enter text.  Total Cash Payment: Click here to enter | **Property Description**  Property Type: **Ranch Built 1899**  Occupancy: **3 Bedroom**  Bath: one  SQ FT: 1330  Acreage: 7,439 sqft  Average Rent: 750  **Taxes**  Current Status: **2 years behind**  Next Due: We are currently working on a solution with mortgagee  Amount of Taxes Due: 2,000  Escrow Amount: 0  Other Comments: mortgagee wants to give us an extra 200.00/mo until the taxes are up to date  **Liens N/A**  Type of Lien:  Amount of Lien’s:  Other Comments: Click here to enter text. |

**Payment History – Performing Notes Only**

Status: payment are current and on time. Taxes are 2 years behind

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|  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| 2013 | 291.60 | 291.60 | 291.60 | 291.60 | 291.60 | 291.60 | 291.60 | 291.60 | 291.60 | 300.00 | 300.00 | 300.00 |
| 2014 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| 2015 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |

**Exit Strategies**

Owner finance it or Sell it . Not sure

**Other Comments**

**We would like discuss what our best option is to make the most dollars. We are not interested in holding onto to this note for the long term given our age.**

**Pictures**





1. When did you join NoteSchool mentorship program? 9/2015

2. Did you attend any 3-day classes; take online courses, or mentoring calls? We have taken both 3 day classes, Dallas, and webinars

3. How did you find the deal (hedge fund tape, internet, etc.)? Local lender we work with called us about it.

4. What due diligence did you do? Title search, taxes, drive by, comps, payment history, proof of insurance, employment

5. What negotiations were involved? We negotiated 2,000 less off of the brokers fee

6. What paperwork did you end up doing?

7. Did you hire an attorney or servicing company? Our local attorney wrote up the paperwork

8. What was your exit strategy? It was to foreclose but we changed our minds with that once we met them and then saw the improvements they have done to the property

9. What challenges/problems did you face with this note and how did you overcome them? This is our first note learning to know what questions to ask and what information we should be looking at before making our offer .

10. How did NoteSchool help you with this note? Note school is instrumental with our whole purchase The 3 day classes are priceless . For example we knew we had to find out if taxes were current. We remember Eddie talking about someone in one of the 3 day classes who didnt want to register with note school she bought a note to find out the property had been sold at a tax sale.

11. How many notes have you purchased in 2015 **\_\_0\_\_\_** and how many notes did you purchase previous to 2015? **\_\_0\_\_\_\_** How many do you think you will purchase in 2015?

12. Why would you recommend NoteSchool to other people? Buying notes can have expensive lessons without the proper knowledge. Noteschool provides that knowledge and with the support Noteschool gives each step of the way your learning curve is dramatically shortened to allow you optimal success in note buying.