

# Topics Covered:

**Vendor Guest:** NAA

**Kevin Moen:**  Demand Letter Review

**Announcements:** September Offering

**NoteExpo:** Register for Event and Hotel Reservations

**Questions for the Experts**

I have a loan that is now 100 days delinquent. I did a verbal mod with these borrowers when they fell behind. They caught up with funds from their tax return, and have since stopped paying. I told them a few months ago that if they hit 90 days delinquent, I would pursue foreclosure. I now want to send them an options letter. Can you review this draft and let me know what is good and what needs improvement?

Thanks,

Kevin Moen.   
  
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Dear Mr & Mrs XXXX,   
  
It has come to our attention you are over 90 days delinquent on your payments for the property located at 1304 Moss Rose Rd, Clarksville, TN 37040. This is considered seriously delinquent and is grounds for foreclosure, as you are in breach of your agreement to purchase this home. At this point in time you have three options to choose from:   
  
1) Make a lump payment to get current on arrears. Please contact your servicer at xxx-xxx-xxxx for that exact amount.   
  
2) Cash for Keys. You have the option to receive cash in lieu of foreclosure. This option will require you to vacate the property in broom swept condition, in order to receive your cash. Your debt will be forgiven in exchange for the keys and possession of the property.   
  
3) Foreclosure. We will begin the foreclosure process if we do not receive a response from you in writing or by phone call, by 9/1/16.   
  
Please contact Kevin at xxx-xxx-xxxx to discuss these options.

**September Offering on NotesDirect.com**

* Due to the Labor Day Holiday weekend September’s Titanium Thursday offering will be on September 8th at approximately 1:00PM
* The offering will be released to the remaining NoteSchool Mentor Students the following Tuesday, September 13th also at approximately 1:00PM

**5th Annual Appreciation Event and NoteExpo, Fort Worth, Texas**

**Highlights from Tentative Agenda**

Wednesday, November 2nd: Titanium Members VIP Event & Reception 5:30 - 7:30pm

Thursday, November 3rd: 5th Annual Appreciation Event 8:30am - 5:30pm

NoteSchool’s 5th Annual Appreciation Reception 6:30 – 7pm

NoteSchool’s 5th Annual Appreciation Dinner

NoteSchool’s 5th Annual Live Charity Auction

Friday, November 4: NoteExpo 2016 – Day One 8:30am - 5:30pm

NoteExpo Welcome Reception 5:30pm – 7:00pm

Saturday, November 5: NoteExpo 2016 – Day Two 8:30am - 4:30pm

**Event Registration:** <http://tinyurl.com/2016Apprec>

**Hotel Registration**

We have negotiated a discounted room rate of $169.00 to $199.00 per night at the Sheraton Forth Worth Hotel and Spa, 1701 Commerce St, Fort Worth, TX 76102. This rate is only available if you book your room by October 17, 2016. You can reserve your room by calling 817-335-7000 or by clicking the following link: <https://www.starwoodmeeting.com/events/start.action?id=1607140564&key=AD2757B>

**New email for Content Docs Submissions**

<https://www.dropbox.com/request/Enk7QksdLwgqXgVMK2Bz>

**New email for closing issues** (Includes request for any missing executed post-closing docs)

[**PostClosing**@colonialfundinggroup.com](mailto:PostClosing@colonialfundinggroup.com)

**If you want to Purchase Assets from the call:** [**Offering@colonialfundinggroup.com**](mailto:Offering@colonialfundinggroup.com)

**Please Submit Questions to:** [**Content@noteschool.com**](mailto:Content@noteschool.com)

**To Buy a Partial Contact Martha Speed at** [**Martha@noteschool.com**](mailto:Martha@noteschool.com)