

# Topics Covered:

**Jesse Olson:** Due Diligence

**Kathy Golden:** Due Diligence

**2017 Titanium Office Visits**

**Titanium Mastermind**

Property ID 56758

4006 N 61st St. Omaha, NE 68104

ITV looks good at 76%

Crime rate looked ok.

Rent to mortgage ratio look good.

Questions:

* Pay history, looks like 1 month?  but it goes back to the origination date from 06…so they’ve owned it for 10 years…?
* It says there are 400 payments left?  Is this a brand new loan with 1 month of seasoning?
* Chain of title looks complicated?
* Should I use the same servicing company that is currently being used.
* What is the next step assuming this is a clean deal?

**Jesse Olson**

I am looking at assets 56676 and 56838 in ND and have a number of due diligence questions.

56676

* States Fee Simple Surface Estate Only - not clear, sounds like the land is not part of the deal?
* Please review pay history as it is confusing and is does not appear that they are being paid timely at all.
	+ a bunch of small checks on the 2017 payments
	+ payments not applied to principal or interest amount don't add up
	+ past payments looks like many unapplied - so were the payments not made?
* The dates on the deeds, payments and other docs do not match up at all.  The note began in 2000 yet the amount of the loan as of Dec 2016 and the original note are the same - so no payment has ever been received since January 2000?  The docs just seem screwy to me.
* I am new and do not see where the Deed of Trust mentions the collateral
* Allonge - does it look right?
* Title policy - schedule A states Fee Simple - surface Estate only - is land part of?  what does this mean
* On endorsements it appears there are environmental issues
* On taxes show homestead - not clear on this
* is this a good deal or not?

56838

* Please review pay history as it is confusing and is does not appear that they are being paid timely at all.
* Jan 17th payments - show negative escrow balance - on 11-30-16 60 days past due - can not tell if paid up or not
* Don't understand the recorded assignments looks like it went form G Jay Hester to Rachel on nov 18 but from Rachel to someone else on Nov 17th - unclear on Mortgage policy - Names on deed of trust unclear
* on last Title chane - says there is a oil, gas and mineral lease on 2-21-07 ?
* Is this a good deal is all in order?

**Kathy Golden**

**2017 Titanium Visits**

Titanium Office Visit - January 16th – 18th - cancelled

Titanium Office Visit – February 20th – 22nd

Titanium Office Visit – April 10th – 12th

Titanium Office Visit – June 19th – 21st

Titanium Office Visit – July 17th – 19th

Titanium Office Visit – August 14th – 16th

Titanium Office Visit – September 18th – 20th

Titanium Office Visit – October 9th – 11th



You are cordially invited to our special event: **2017 Titanium Mastermind**

With Eddie Speed, Bob Repass, Charles Mangan, Susan DeLaGarza, and Special Guest Walter Wofford.

**When:** *February 2nd & 3rd, 2017*

Be prepared to lift-off the runway and join your colleagues of the note business for a jam-packed, 2-Day mastermind designed to help you take your note business to the next level.

**Meeting Site Location:** Near DFW Airport (Specific location to be determined in the next few weeks.)

In order to attend you must complete the survey at the following: [Click here for questionnaire.](https://noteschool.infusionsoft.com/app/linkClick/34861/1d6c9392ed94513c/11560299/debe33d34ae0d8bf)

After completion, you will be allowed to register for the event by going to: <http://noteschool.com/infusionForms/event_signup.php?eid=118>

**Agenda:**

Wednesday, Feb 1st - Welcome Reception at 5:30pm

Thursday - Feb 2nd - Start at 8:30am and conclude at 5pm followed by dinner

Friday - Feb 3rd - Start at 8:30am and conclude by 1pm Optional Bonus Session with Walter Wofford from 2pm - 3pm on IRA Investing Strategies.

[Click here for questionnaire.](https://noteschool.infusionsoft.com/app/linkClick/34861/1d6c9392ed94513c/11560299/debe33d34ae0d8bf)

[Click here to register.](https://noteschool.infusionsoft.com/app/linkClick/34863/99f30e029d175773/11560299/debe33d34ae0d8bf)

**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

**If you want to Purchase Assets from the call:** **Offering@colonialfundinggroup.com**

**Please Submit Questions to:** **Content@noteschool.com**

**To Buy a Partial Contact Martha Speed at** **Martha@noteschool.com**