

# Topics Covered Today:

# Kevin Moen

# Tyra Bacon

# Keith Pionk

**Upcoming 3-day classes**

**2017 Titanium Office Visits**

**Kevin Moen**

I found a couple who are willing to seller finance me their duplex, I would live in one side and rent the other, its currently fully occupied, and way under market rent. Here is what we have discussed so far:

$325,000 purchase price

$5,000 down

5% interest rate

Amortized over 30 years

10 year balloon

Property address:

2907 NE 6th St

Renton, WA 98056

They currently rent each side for $900, market rents are closer to $1400 (being somewhat conservative) with minimal upgrades. The units are dated, I would slowing fix up my half, and address the other side whenever that tenant moved out.

They have a 1st against the property, but mentioned to me today they are considering paying that off with an inheritance they are receiving. So I am going into this with the assumption this will be free and clear prior to closing.

When I look at a deal like this (and in this crazy market) I try to ensure I cash flow at least $300/mo after PITI, repair allowance, utilities, and vacancy.

Here are what the numbers look like under the normal amortization and math: 

Here is what they look like if we pay a flat $1400/mo to the seller:

My questions:

- Would you structure this as a land contract or note and mortgage?

- What is the most clean way to purchase under the assumptions above, yet pay $1400/mo to the seller?

-> How would that amortization table look, and payoff amount be determined?

- Would you recommend doing a combo of first and second to get the payments right and keep the deal clean? Maybe a second with no payments, and a first designed to hit that $1400/mo?

- If I am trying to keep debt off my personal profile, is a land contract a better tool for this?

**Tyra Bacon**

I am considering purchasing asset #56576.  When I run amortization schedules based on the 2nd loan modification, the unpaid balance should be $55,097.26 with 209 payments remaining.  The information provided shows the unpaid balance as $51,978.74 with 194 payments remaining.  How would I go about reconciling the difference and how concerned should I be about it?

There was a HAMP modification with a schedule of increasing interest rates and payments over time.  I don’t know how to reconcile the difference.  I wonder if there was an error on the servicer’s part.  The principal is $3100 less than expected, the remaining payments are less than expected and at the same time it appears the borrower is behind 7 payments.  What do I do with this?

Keith Pionk

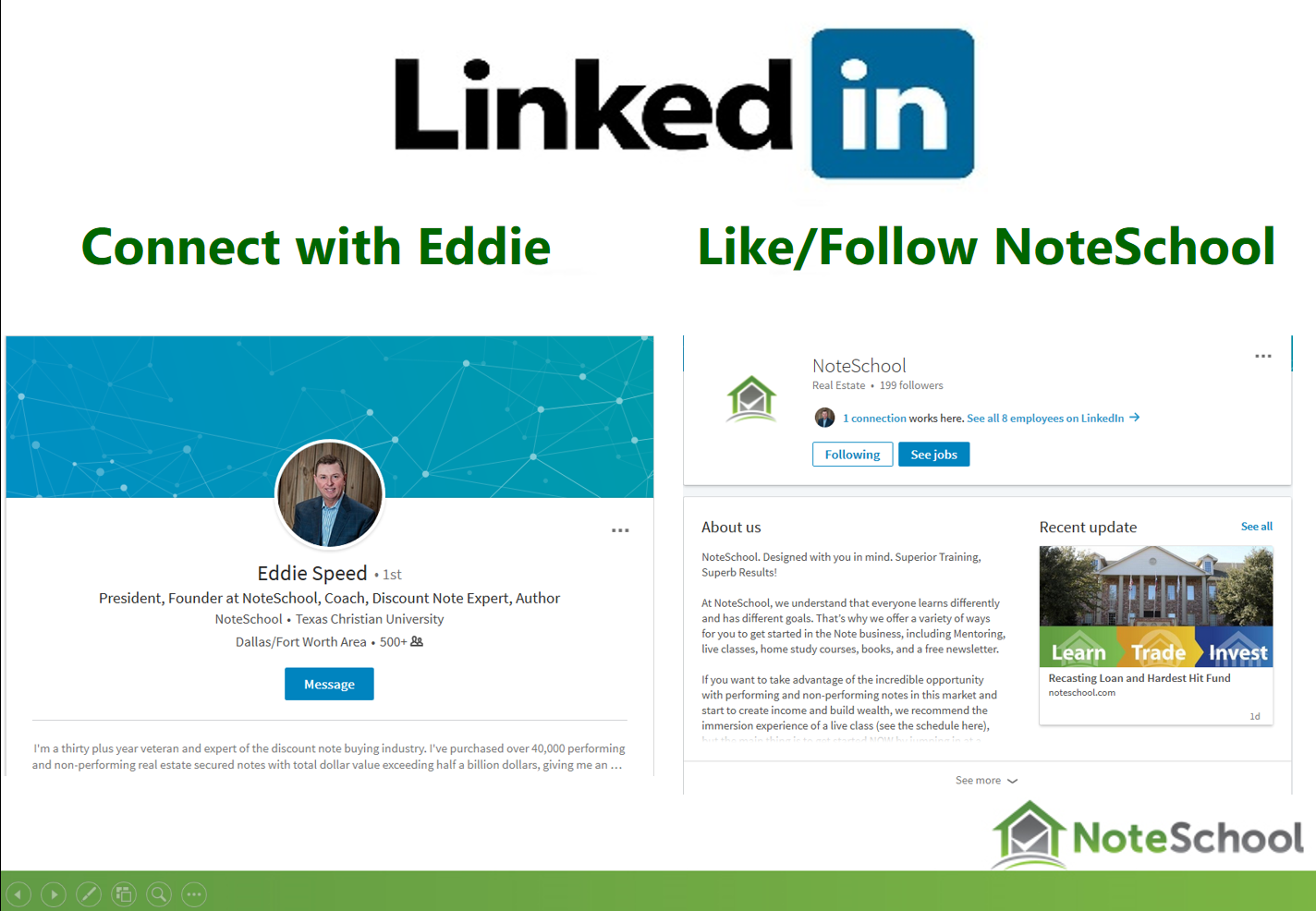
The questions are

1. Schedule A..exempt's a Mortgage of 25k from the same lender, dated the same as the mortgage I am buying. At first look, this appears to be the FIRST and I would have a second. Your thoughts??
2. The MOD (it is not attached) provides a page for the Lender to execute, But they did not execute it.. Does the MOD need to be signed by the Lender??
3. The Note has TWO endorsement, stamped on the last page. One was left blank for the PAY TO THE OF:...there is an allonge to my seller after that. Does this present an issue?? The AOM change is good, I have attached it for your review.

So, I ordered Title work to make sure of the change of title. I hope to have it back before the call.

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**6th Annual Appreciation Event & Noteschool Expo**

**NOVEMBER 2nd - 4th**

**Upcoming 3-Day Classes**

Pittsburg, Pennsylvania September 22nd – 24th

Nashville, Tennessee October 6th – 8th

Dallas, TXOctober 13th – 15th

Seattle, WAOctober 27th – 29th

**2017 Titanium Visits**

Titanium Office Visit – September 25th – 27th

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

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