



### **Seller Financing Offers; Please Follow Instructions:**

**\*\*\*NO BANKS REQUIRED\*\*\***

- We consider 10%-30% Down Payment
- We finance the balance
- Loan based on 30 year amortization payment
- Term and Rate: between 8% - 9.5% depending on the down payment
- Escrow required for taxes, insurances, HOA, etc. (PITI)
- Buyer paying for closing and title policy insurance
- Title company: Texas American Title: Juliana Davila (713) 621-5808; 2500 West Loop, Suite #500, Houston, TX 77027

### **3-Steps Seller Finance Overview**

**\*\*\* NO BANK REQUIRED\*\*\* Seller's goal is to help the buyer have home ownership. We work case by case, unlike the bank we are easy and flexible. Our process is Dodd Frank compliant which is designed to protect the consumers, "buyers," and help professionals have a peace of mind when representing their clients.**

Step 1: Offer Submission and Reveal: RMLO will verify buyer's ability to pay mortgage (PITI) process takes 3-5 business days plus borrower's response time. Process is **confidential** and custom to each buyer's unique financial scenario. Buyer encouraged to do due diligent/or inspection at free will before submitting final offer. First come, First Serve!

Step 2: Upon the Buyer/Borrower proves ability to pay PITI with RMLO; Offer Executed Contract with all seller finance disclosure and addendum, etc.

- Wraparound Addendum to Residential Sales Contract prepare by title company attorney
- Seller Finance Addendum to Residential Sales Contract prepare by title company attorney

Step 3: NO TABLE CLOSING! 3rd Party Professional Services:

A. RMLO = provide PITI in TILA and Dodd Frank Compliance, etc.

B. Attorney or Title Company = Clean Title and Title transfer Recorded in County Clerk

C. Loan Service Company = Collect PITI and remit to appropriately, statement and report credit for buyer

To Buyer - Wrap Mortgage/All-Inclusive Deed of Trust (AITD)

- Buyer gets the DEED = Buyer gets FULL ownership
- Interest tax write-off
- Benefit from Appreciation
- Loan pay-down (no waste rent to landlord)
- Pride of Homeownership