

RESOURCE GUIDE

Introduction to Note & Mortgage Buying



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AES Introduction to Note & Mortgage Buying List of Resources



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IRA Glossary

<http://myrealestateira.com/iraglossary.html>

Advisors for Self-Directed Investment

Self-Directed IRA

www.myrealestateira.com

Custodians for Self-Directed Investment

Self-Directed IRA

www.sunwestira.com

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Short List of Note Sources

- Attorneys – Law firms
- Bankruptcy receivers
- Bankruptcy attorneys
- Real estate attorneys
- Probate attorneys
- Divorce attorneys
- Bail bondsman
- Bankers
- Charities
- Collection companies
- CPA's and Accounts
- Direct mail lists
- Escrow agents
- Financial planners
- For sale by owners
- Investment groups
- Land developers
- Mobile home dealers and developers
- Mortgage brokers
- Newspaper advertising - free shoppers
- Real estate brokers/agents
- Rehabbers
- Title companies

In addition:

Source	Type of Note
Large residential and commercial landlords	Leases – Mortgages
Boat and car dealers	Secured Money loans
Law and accounting firms	Accounts receivables
Home builders	Mortgages – Land Leases
Real estate developers	Mortgages – Land Leases
Medical offices like dentists and doctors	Accounts receivables
Retail stores like furniture dealers	Finance contracts
Contractors and tradesmen like plumbers	Accounts receivables
Employment agencies and headhunter firms	Employment contracts
Government agencies	Tax liens – Accounts receivables
Collection agencies	Bad receivables
Utility companies	Accounts receivables – Commercial and private
Pawn brokers - Finance companies	Short-term receivables
Rent-to-own businesses	Secured Time contracts - Accounts receivables
Real estate and business brokers	Mortgages - Contracts

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List of Note Documents

- Note Seller's inquiry letter
- Note sellers questions
- Memo with Note Seller Summary
- Submission letter to Signal with auxiliary property information
- Mortgage purchase worksheet
- Memo to Signal with credit information
- Property map – and legend
- Commercial law caveat
- Check list to buy notes
- Check list to trust
- Assessor's details
- Appraisal
- Cover letter to underwriter
- County Assessor questions
- Purchase and Sale questions
- Typical customer letter
- Investor approval form
- Promissory note
- Title and Title endorsement
- Original mortgage affidavit
- Closing statement
- Deed of trust
- Agreement for purchase of mortgage
- Assignment of Security Agreement
- Treasurer's certificate of taxes due
- Affidavit of mortgage-land contract balance
- Statement of settlement – sellers
- Amortization schedule
- Insurance declaration page
- Authorization to receive consumer reports
- Department of Energy letter
- Transfer and assignment of mortgage
- Transfer and assignment of mortgage-part purchase
- Transfer and re-assignment of mortgage purchase
- Letter to Payor to help with refinance of balloon due
- Attorney default letter
- Attorney foreclosure letter
- Attorney letter proposing payoff
- Payoff announcement
- Payoff discount letter
- Foreclosure Bid and Sale document

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List of Note Documents cont:

- Title company letter documenting expenses
- Backend Payoff Notification
- Re-assignment of Note for Payoff
- Payment to self-directed IRA
- Cash flow data and Amortization Schedule
- Property Value Analysis
- Submission Checklist and Closing Checklist
- Past due letter
- Escrow Instructions
- Request for Notice of Default
- Handwritten Purchase Contract
- Assignment of Deed of Trust
- Mortgage preparation agreement fro IRA to Signal
- Mortgage and Trust letter
- Payor notification letter
- Divorce decree exhibits
- County Treasurer's Tax Notice
- Realtor's flyer
- Lots for sale
- Account receivable notes
- Commitment letter
- Broker Opinion of Value Letters
- Holdback payment
- Escrow Agreement
- Subordination Agreement

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National Data Service Companies

- FNIS Fidelity National Data Services: sitexdata.com
- Info USA: infousa.net
- Advanced Seller Data Services
- DataQuick