

For Sale By Owner/Home Sellers Using Seller Financing To Convert Privately-Held Mortgage Notes Into One Lump Sum of Cash

By Brian Strugs

All across the country home owners and real estate investors who are selling homes in a for sale by owner capacity sometimes have extreme difficulty in getting one lump sum of cash for their property. Instead and too often, they have to settle for receiving monthly incremented payments from the buyer, even though they prefer one lump sum of cash. Now there is a growing popularity toward the flexibility of a buyer and a seller coming together on their own to decide their own interest rates and terms, instead of being locked into the interest rate and terms of traditional financial institutions.

If a home owner or an investor does proceed with a seller financing type of real estate deal, the seller agrees to receive monthly incremented payments from the buyer, thereby creating a privatelyheld mortgage note. Unfortunately, there are also a number of possible disappointing and nonprofitable drawbacks that can occur when a note is created, such as:

1. The potential for the buyer to default on the payment agreement
2. Missed payments
3. Late payments
4. Unpaid property taxes
5. Inflation
6. The extremely slow rate of the monthly payments, which are also affected by the steady devaluation of the dollar over time

If there was a method where you could use seller financing (the process of selling a property in a for sale by owner capacity) and yet, shortly or immediately after establishing a note you could convert it to an immediate lump sum of cash, then that would be very profitably advantageous. If that could happen, you could have cash right now to do anything you want to do with it.

Fortunately, there is a methodology that allows an unconventional funding source company (called a Factor) to simultaneously purchase a privately-held mortgage note from the seller for up to 90 percent of the face value of the note, and minus a small fee, as the privately held mortgage note is created between the buyer and the seller. This process is called a simultaneous close. The seller receives a lump sum of cash from the Factor, and the Factor receives the monthly incremented payments from the buyer. This can be a seller's dream. This is especially advantageous for the seller who had a hard time finding a qualified buyer, and therefore the only reason they sold their property utilizing the formation of a privately-held mortgage note in the first place was because that was the only way the buyer could be qualified. Additionally, in some cases, a cash flow consulting company (such as Profit Increase Funding, Inc.) can work with the Factor to find a buyer for the seller and/or originate a loan for the buyer to purchase the property.

Profit Increase Funding, Inc. can help sellers with these types of transactions. They have over 150 funding source companies with billions of dollars to invest. Contact Profit Increase Funding, Inc. to obtain a free, no obligation consultation by email, telephone or visit the website as follows:

Profit Increase Funding, Inc.
Brian Strugs, President/Certified Funding Consultant
17184 Westmoreland Road
Detroit, MI 48219-3551
Office: (586) 945-3605 / Fax: (586) 349-6070
Email: Profitincrease@sbcglobal.net
Website: www.profitincreasefunding.com

Act Now! Call 24 hours a day or visit the website to get started, to get cash, and to obtain more financial freedom!

