

OFFER2

(Used on a seasoned note, buy may be modified for a newly created note as well)

Ms. Sherry Light
8964 XXXX Ashville
Pflugerville, TX 78660

Dear Ms. Light,

Thank you for contacting us and giving us the opportunity to purchase your note. We specialize in helping people like yourself convert their notes into cash.

Selling your note is simple and easy. Our price to you is the net price since we pay **ALL** the closing costs such as mortgagee title policy update, appraisal and credit check.

Based on the information you provided, we are offering you the following purchase options for the property we discussed on the telephone.

OPTION 1 - PARTIAL PURCHASE

We are offering to purchase the remaining payments for \$52,283 giving you a balloon balance of \$87,300.

Total sales price:	<u>\$121,000.00</u>
Down payment you received:	\$ 25,000.00
4 payments of \$842.47 already collected:	\$ 3,370.00
[Your Company] will pay you at closing:	\$ 52,283.00
<u>Balance of the balloon to you (you keep):</u>	<u>\$ 87,300.00</u>
TOTAL	\$167,953.00

OPTION 2 - FULL PURCHASE

We are offering to purchase the entire note for \$77,045.00

Total sales price:	<u>\$121,000.00</u>
Down payment you received:	\$ 25,000.00
4 payments of \$842.47 already collected:	\$ 3,370.00
[Your Company] will pay you at closing:	\$ 77,045.00

TOTAL
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\$105,415.00

Please read over the enclosed Documentation Checklist. It lists the required items needed for the prompt completion of the note transfer. Our price to you is based upon receipt and satisfactory review of all required documentation.

We are in the process of determining which notes we will be purchasing over the next month, so if you would be kind enough to let me know your level of interest in selling your note, it would be greatly appreciated.

Please feel free to contact me at (888) 123-XXXX to discuss any questions you may have, which option you prefer and to begin setting up the closing. We look forward to working with you.

Sincerely,

[Your Name]