



MONOTIZE THE TITLE

LET'S CLOSE DEALS

Dear EVERYONE/GP Teams,

Are you throwing deals to lenders and hoping it will work out?

Are you wondering how to turn defects into negotiation points for your purchase price?

Are you only using market research prior to submitting your Letter of Intent?

STOP ONLY USING MARKET RESEARCH. Market research takes your deals halfway there, initial title searches will bring your team the rest of the way. Especially with the current market cycle if you answered **yes** to any or all of those questions **Willow and Pine, LLC can assist with the following services.**

Service List

Search (125 units and below) - \$35/hr

Search (150-300 units) - \$50/hr

Search (300+units) - \$300 per parcel number

Vacant Land - \$200 per parcel number

Add Ons

Strategy Review (125 units and below) - \$35/hr

Strategy Review (150-300 units) - \$50/hr

Strategy Review (300+units) - \$400 per parcel number

Zoning Review and Analysis - \$300 per parcel number

Title review with Attorney or Title Company (Retainer Fee) - \$300

Miscellaneous (CO-OP, Mobile Home with DMV Review, Mineral Rights) - \$300 per parcel number

This is Barbara, your new title consultant and strategist>>>



<<< Schedule and Connect HERE!

Through Barbara's 15-year-real estate career she has experience with everything from mobile home properties to Class A new building and construction INCLUDING CO-OPs. Turn around time is 24 hours from submission (subject to change).

NO STATE IS OFF LIMITS! SERVICES AVAILABLE FOR ALL 50 STATES INCLUDING PUERTO RICO!

UP FRONT FAQ

YES. You will have to have your title search reviewed by a real estate attorney during due diligence and to close. THEY MAY CONDUCT ANOTHER TITLE SEARCH but Willow and Pine

can work with your local attorney on retainer to save you additional service costs!

YES. In ANY part of the market cycle you should come prepared to negotiate and title is another tool to use during negotiations.

NO. There is no such thing as a certified title search and a non-certified title search there is only CERTIFIED TITLE POLICY.

With Willow and Pine, LLC lets we can start turning [Im]Possible deals into closed deals.

Sincerely,

Barbara Shelton

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