

TOP TIPS

ANSWERS TO THE QUESTION

"HOW SOON CAN YOU GUYS FUND MY DEAL?"

Paperwork - How quickly can you get it under contract with an agreed price and all parties signed off? A transaction cannot even begin without an executed agreement.

Payoffs - Have you determined an accurate payoff for all existing debts on the property? How will back taxes, HOA dues, liens and judgements be paid?

Title Work - When will the updated title commitment and tax certs be issued? How and when will title be completely cleared?

Deal Components - Where is the survey and the rehab estimate? When can we ask the attorney to prepare the closing documents?

Hazard Insurance - When can your insurance company provide EOI pages for proof of sufficient insurance coverage?

Communication - Is the seller on board and ready? Has there been communication with Mr. Seller about signing the closing papers and moving out of the house?

Summary: We can wire funds within 48 hours, but it is not possible to do that until all the above has been checked off. So, the real question is:

"How soon can you have your deal ready for us to fund?"

