

TOP 10 TRICKS TO FUND YOUR NEXT REAL ESTATE DEAL

1

Owner Financing - You as the buyer get the seller to finance the property for no money down, or little money down, or whatever you come up with. Why would the seller do this? It may simply be to cash flow their property with no tenants calls or they own a free and clear property. The beauty of owner financing is that there are a lot of options. I've seen a lot of deals where there is no interest involved. It can be a secured loan against the property and the legal papers drawn up by an attorney (individual practices vary from state to state). That way the seller is familiar with property and can foreclose on the property if you stop paying them back, giving them more security.

2

Land Contracts - you make a deal directly with the seller to pay for the property in installments. Day one, they signed the deed over to you but they put the deed in escrow. As long as you perform to your agreed terms, the escrow company will go ahead and record that deed when the terms of contract are fulfilled.

3

Lease Options - also referred to as "Rent To Own". a favorite way to sell a house, but it's also a good way to buy a house with no down payment under the right circumstances. For example, you can offer to rent a fixer-upper property for one year, with an option to buy the house outright at an agreed price. In the meantime, you find a lease option buyer who is handy in construction and wants a chance of home ownership. Sandwich lease option the deal Structured right, this can be a win-win for all parties.

4

Zero Down Mortgages - The traditional mortgage, and the least preferred method. In some cases, it may make sense. You may have heard that traditional mortgages can require up to 20% down payment because they're only willing to finance 80% of the home value. In the right circumstance, we can get the seller to finance that 20% down payment. Which means the investors gets to buy for no money down

5

Finance Companies - this is similar to a standard mortgage, but the source of financing is different. Finance companies charge very high interest rates, but unlike banks, they are willing to take chances on people with poor bruised credit. As long as there are no prepayment penalties, by flipping the house early, the exposure to the high interest rate is minimized.

6

Hard Money Loans - many times the best use of the hard money strategy is to fund a 3 to 6 month flip. Interest rates are truly high, usually 12 to 18%. On top of a high interest rate, the lender usually charges points, anywhere from 5 to 10 points. For the lender, security and safety as their first priority. They typically don't lend above 70% loan to appraised value.

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Double Closing - this is an immediate flip strategy for the right situation. Essentially, you find a seller eager to sell in 30 days for a low low price, with the closing scheduled 30 days later. You immediately place an ad offering that home for \$15K more than you got it for that says "3BR House worth \$X, must sell for \$x". The two deals can close on the same day, leaving you a \$15K spread. This method is great for beginners to generate lots of cash quick usually in the first 30days after they found a deal.

8

Contract Assignments - this is also used when you find a great deal that you would rather not handle yourself. Capitalize on deals you don't want. If you run into a great deal, but it's not perfect for you, always remember it is worth something. You simply allow a clause in your contract that allows you to assign the deal to a new buyer in your place. You call up fellow investors and show them the deal you locked up. Offer to assign it to them for only \$10K or more , and there is still plenty of room for them to make profit. Essentially, you just made a \$10K or more finders fee.

9

Investment Partners - let's say you find a house worth \$180K, but the seller wants out and is willing to sell it for a fast \$95K. it is such a good deal you put the house under contract with the right contingency clause in place, even though you don't have the \$95K. You go to your investor club and show off your attractive deal, looking for a partner willing to put up the money you may have many takers who'd be willing to put up the money in exchange for a percent of the profits. Or, an investor may want half ownership of the property, in which case would record both of you as owners on the deed. Of course, it doesn't have to be 50%, it can be any amount you agree upon.

10

Subject-To - I saved my favorite for last. Hands-down, the best way to buy a house today is subject to the existing mortgage. This way you never have to deal with qualifying for a new loan. You're simply taking over the payments on the seller's property, and the seller deeds it over to you through proper escrow for protection of both parties.

There are too many ways to build wealth through real estate, but which is right for YOU? Do you want to hear how a 3rd shift railroad employee with only a high school education escaped the rat race and became a millionaire through real estate without needing cash or credit? Get a Full Training on how Tony started with zero money, no degree, and a dead-end job, and raised himself to where he is today, doing 5 to 10 property deals per month without ever using his own cash or credit. Tony has perfected a system so simple and you can copy it. He reveals his entire blueprint to the simplest, proven, and automatic system he has perfected and prefers at: www.AutopilotPropertyRiches.com