

Dr Ron Buys Notes Performing Note Buying Parameters

Seller Financed Notes

General Guidelines:

- All notes must be Seller-Financed Performing Notes
- No sub-600 credit (all three scores on a tri-merge report) on any payor(s) listed on the note. We *will* buy corporate notes with no personal guarantee.
- No notes secured by single land lots, development, or speculative (spec) land.
- Notes on rehabbed or flipped properties must have a minimum of twelve (12) months seasoning from the current payor.
- We do not buy notes secured by Mobile Homes, or Mobile Homes with Land.
- All notes must have a minimum of three (3) months actual seasoning. If less than 5% cash was put down at the time of purchase, then a minimum of twelve (12) months seasoning is required.
- We will not buy a full purchase on any interest-only note. We will only consider purchasing the payments leading up to the balloon.
- All notes must be in first lien position and be current on their payments.
- All Contracts for Deed must be converted at or prior to closing, and all underlying liens must be paid off.
- Leaving the servicing in place with regard to outside-serviced accounts will be considered on a case-by-case basis.

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Submission Package

Please provide copies of the following documents with every accepted deal:

1. Note Submission Worksheet must be Filled out here:
Click here: [Sell My Note](#)
Please Note a Worksheet MUST be Submitted to Us First
2. Copy of Recorded Mortgage / Deed of Trust
3. Copy of Promissory Note
4. Hazard Insurance declaration page with seller listed as mortgagee
5. Closing Statement / HUD-1
6. Lender's Title Policy (if one was obtained at closing)
7. Pay History for last twelve (12) months – if applicable

All of Us at TSS Investment Group Inc look forward to working with you toward a speedy closing!