

Own This Property With Easy Private Mortgage



**A GREAT
INVESTMENT!**
\$69,900.00 EA.

Lots 26 & 27

Edgewater Drive

**Edgewater Point Est.
Putnam County**

Contact: (706) 444-0992 or (478) 456-2573

Features

Water Front
Great Water View
Lot 26 is 1.07 Acres
Lot 27 is 0.93 Acres
Will Sell One or Both

Important Statistic

Boatable Water
Dredging Approved

See additional pictures at web site below:
www.beanconsultants.com

Easy Private Mortgage Means

You can own this home even though you don't meet the rigid requirements of conventional lenders.

- 1. Helpful Loan Counselors**
- 2. Almost Everyone is Approved**
- 3. Reasonable Rates**
- 4. No Lenders Fees**

For Complete
Information On
Easy Private Mortgage
See Other Side

Don't Let Rigid Mortgage Rules Stop You From Owning The Home You Deserve



Will Put You In This Home Easily, Quickly and with Reasonable Rates

The Problem

Most mortgage lenders are required by law to follow rigid "qualification" rules that preclude many qualified folks from obtaining the mortgage loan needed to buy a home. Some of the highly qualified folks precluded in this way include those who:

- Are entrepreneurs ("unqualified" income)
- Changed careers within three years
- Want more house than lenders advise
- Experienced credit problems
- Bought a new car before a house

The Solution

Buy this home with Easy Private Mortgage . Our system will help almost anyone obtain the financing needed to buy this home. Our private Investors approve virtually all Buyers with a minimum down payment. Rates are highly competitive based on comparable risk levels. Use this mortgage to improve your credit score and refinance after a year or two with no penalty.

No Cost and No Risk

Lenders normally require "non conforming" buyers to pay many fees including application fees, origination fees, points, and many others. We charge no fees whatsoever. You may be responsible for some appraisal and legal fees, but the rest of your available funds can be used for a down payment. You are not committed to anything until you and the Seller agree to a specific financing plan.

How To Buy This House

1. Make a full price offer to buy this home contingent upon obtaining *Easy Private Mortgage* financing that is "acceptable" to you.
2. Give the Seller the "Pre-Qualification Information" below
3. When Seller selects your offer, your *EPM* Loan Counselor will help present your application.
4. Accept *EPM* financing proposal
5. Close the sale in just two to to three weeks for processing, i.e. appraisal, title, etc.

Pre-Qualification Information	Name _____	
(This information will be used to select offers which are most likely to lead to a sale from among full price offers received.)	Address _____	
	City, ST Zip _____	
	Phones: Day: () _____ Eve: () _____	
Best estimates are fine for now. These figures will be verified before they are acted upon. Annual Income _____ Saved Down Payment _____ Additional Down Pymt _____&& Monthly Debt Payments _____** Current Rent or Mort _____ && Include gifts ** Exdude mortgages that will be paid off at time of sale	Check item that best reflects your intention to buy this property. <input type="checkbox"/> Not likely to purchase property <input type="checkbox"/> Interested but not committed <input type="checkbox"/> Will purchase but not enthusiastic <input type="checkbox"/> Will purchase with enthusiasm <input type="checkbox"/> Will purchase "as is"	Check first item that reflects your current credit status <input type="checkbox"/> Bankrupt <input type="checkbox"/> Discharged Bankruptcy <input type="checkbox"/> Current Delinquencies <input type="checkbox"/> Unpaid Judgements <input type="checkbox"/> Many Late Payments <input type="checkbox"/> Few Old Late Payments
Give this information to the Seller.		