

Sample Articles For Your Blogs

Here are some sample articles that you can draw from to write keyword rich and search engine friendly articles for your note buying blogs. Please do NOT copy them word for word. If you do, then they will not work for anyone. Google and the other search engines frown on highly replicated and repeated content, so it's better if you just take this information and put it in your own words, change the number or steps or titles.

I wrote all six of these articles in a matter of about 45 minutes, so they are not perfect and you should double check for content, spelling and overall accuracy, but they ARE search engine friendly and keyword rich, so they still serve as excellent examples for getting your blog started, providing content you can draw from for your own articles and how to write search engine friendly, keyword rich copy.

Note, that I have also included the tags (which are the keywords you type into WordPress when you are authoring an article for your blog) that I used to get each of the three students' blogs that I created up to #1 search result in Google in a couple of hours. You can use these keywords to help you accomplish the same thing in your city.

You should check out each of the blogs I did for each of the three students, and you can do so by visiting their blogs at the following links...

Ruben Weaver – <http://rubenaustinnotebuyer.wordpress.com/>

Lupe Del Valle - <http://sanmateonotebuyer.wordpress.com/>

Harlan Grosz - <http://houstonnotebuyer.wordpress.com/>

Cheers,

Roland

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SAMPLE ARTICLE #1

10 Tips For Note Sellers On Getting The Most For Your Note From Austin Note Investor Ruben Weaver

If you are going to sell your note, there are several tips you should know before you do. As an Austin note investor, I, Ruben Weaver, am going to give tips to note sellers to help them know how to get the most money for their notes when they go to sell them.

First, you should have your note in writing. I know this sounds simple, but some people just are too trusting and think that buyers will pay if they say they will pay. If your note is not in writing, then you simply can't find a serious investor who will pay you for it.

Second, your note should have all the terms stated in clear, unambiguous language. This means you should be able to look at the face of the note and know when it started, when it ends, what the interest rate is, what the monthly payment is, and what real estate secures it, as well as what happens in the event of a default by the person obligated to pay the note, and of course, who that person is.

Third, your note should be recorded at the County Recorder's Office for the county in which the property securing it is located. To verify this, you should look the note up at the County Recorder's office

Fourth, all payments on the note should be current so that the note is in good standing with all payments being made when they should be made.

Fifth, you should have documentation showing that all the payments were made with copies of canceled checks and a ledger showing when each payment was made.

Sixth, you should be sure that the note has been in existence with payments timely made for a period of at least a year and preferably longer.

Seventh, you should have a copy of a current appraisal for the real estate securing the note. If you cannot afford or access a formal appraisal then a broker's price opinion or BPO from a reputable real estate broker may suffice, though an appraisal is certainly better.

Eighth, you should have pictures of the property so your note buyer can see that it is in good condition and needs no repairs or can easily determine how much those repairs are likely to cost.

Ninth, the person making the payments on the note should be accessible so that you have the latest contact information on them in case they have to be contacted regarding payment address changes and similar issues.

Tenth, if you have a copy of the person who is obligated to make the payments on the notes credit report, that can help to assure the buyer that the payor is not in financial trouble and will be likely to be able to continue making payments on the note.

Conclusion

If you follow these ten steps and tips on how to get the most money for your note, you will be able to receive the highest value for it if you decide to sell.

I hope these tips have been helpful to you. I know I wish I had this information when I was first getting started as an Austin Note Buyer!

Below are the tags I used to help get this higher in the search engine rankings

Tags: [austin note buyer](#), [ruben weaver](#), [austin note investor](#), [tips](#), [note sellers](#), [most for your note](#)

SAMPLE ARTICLE #2

If you have a note that you want to sell, there is no better place than Austin Note Buyer, Ruben Weaver. Yes, that's me, I'm Ruben Weaver and I am an Austin Note Buyer, but more than just buying notes and selling and investing in Austin notes, paper, mortgages and real estate, I also want to share my knowledge and experience with others so they can benefit from what I know. That's why I want to tell you 3 Ways To Sell Your Austin Note to a Qualified Austin Note Buyer.

If you are a note holder, chances are you might like to turn the paper you have in your hands into cold hard cash at some point, so you can use the money right now to pay for something you need, finance a college education for your children, pay medical expenses, use for a down payment on a new home or even just take a great vacation.

I help people realize these goals all the time by being an Austin note buyer. But, many people who hold Austin notes on real estate they have sold don't realize exactly how they can sell their note and turn it into cash. That's why I wrote this article.

Basically, there are 3 ways to sell your Austin note to a qualified buyer and turn that paper into cash. They are:

1. **Sell It Outright** - This is where you choose to sell the whole note outright for cash. You give the note to a note buyer like me and you get cash in return. Now you have the cash but no longer have the note or the payments from it.
2. **Sell a Partial** - This is where you choose to sell off part of the note to a note investor, so that you can just get the specific amount of money you need right now for a specific need or purpose. This has the advantage of generating cash for your immediate need, while preserving the additional cash flow of interest payments for you later. For example, you might need \$12,000 for something right now, so you sell off the next several payments you are to receive on the note, and then after that, you start receiving those payments again.
3. **Trade It** - This is where you trade the note for something you want other than cash to meet the need you have currently. Sometimes you can get a higher value for your note by trading it for the thing you want as opposed to selling it outright for cash. There are many people who may have things you want or need that they want to sell, but they know that they won't get as much for them by selling them as they will if they can trade them for something else. You can use this to your advantage by negotiating a trade of your note for whatever you want and end up getting more value for it than you would if you had simply sold it outright for cash.

Conclusion

This is just the first of a series of articles and posts I plan to publish on these topics. I hope you found this information on how to sell your Austin note helpful and that you will give me constructive comments and let me know anything else that you might want me to write about.

Tags: [3 ways to sell](#), [austin](#), [austin note buyer](#), [austin texas](#), [mortgage](#), [note](#), [notes](#), [paper](#), [qualified austin note buyer](#), [real estate](#), [ruben weaver](#), [sell part of your note](#), [sell your Austin note](#), [sell your note](#), [texas](#), [trade your note](#)

SAMPLE ARTICLE #3

7 Ways How To Get The Most Money When You Want To Sell Your Note

Over the past several years, things have changed dramatically for real estate sellers in Houston Texas. Once ever increasing prices on homes have turned to seemingly ever falling prices. In the wake of this many sellers have had to offer seller financing when selling their Houston homes. In this article by Harlan Grosz, a Houston Note Buyer Reveals 7 Ways How To Get The Most Money When You Want To Sell Your Note.

First of all, you need to be sure that you have properly documented your note, which means that you should be sure you have a written note that clearly states the terms of how much money was originally owed, the interest rate is clearly stated, the time that each payment is due is clearly laid out and the term or length of time the note will be outstanding and when it comes due can easily be determined.

Second, you want to have a clear payment history on the note. That means that you should keep records documenting each payment that the seller has made, preferably with copies of the checks for each payment and a summary record of all payments made. This will help to prove that the note is performing and in good standing.

Third, a copy of the recorder stamped note proving that the note was recorded with the County Recorder for the county the property securing the note is located in.

Fourth, a recent broker opinion of the real estate that secures the note. This does not have to be a formal appraisal, although that would never hurt, but could be a written opinion of a real estate broker as to what the current value of the home is.

Fifth, the note should be properly seasoned, meaning that it should have been outstanding with payments being made for at least 12 and preferably 18 months.

Sixth, ideally a current copy of the title report showing the amount of any outstanding loans on the property in senior position to the note you are selling. Remember, that you will get a much higher price for a note that is in first position than you will for a second or less superior note.

Seventh, a copy of the credit report of the person who is obligated on the note will help ensure the buyer can be comfortable that the obligor is in good standing with other creditors.

If you follow these 7 tips, you will have mastered the method of how to get the most money when you want to sell your note to a Houston Note Buyer like Harlan Grosz

Tags: Filed under: [get the most money](#), [harlan grosz](#), [houston note buyer](#), [sell your note](#) | Tagged: [buyer](#), [harlan grosz](#), [houston](#), [houston note buyer](#), [how to get the most money](#), [note](#), [sell your note](#)

SAMPLE ARTICLE #4

Harlan Grosz Is A Houston Note Buyer In Missouri City Currently Buying Paper and Notes

Hi, I'm Harlan Grosz, and I am a Houston Note Buyer living in Missouri City. I am currently buying paper and notes from Houston area note owners who want to sell notes, paper or mortgages they have carried back from homes they have sold or that they have purchased from others.

I pay top dollar for good quality notes that are seasoned for 12 months or longer and supported with proper records and documentation. If you have a note that you are looking to sell and want to know how to get the most for your note, give me a call at 281 403 2000 and let me give you a confidential note evaluation and estimate of what your note is worth.

I don't charge for this service and if you have a good quality note, I am very likely a buyer for it!

Tags - Filed under: [get the most money](#), [harlan grosz](#), [houston note buyer](#), [sell your note](#) | Tagged: [houston](#), [houston note buyer](#), [harlan grosz](#), [houston area](#), [note buyer](#), [missouri city](#), [buying paper](#), [buying notes](#)

SAMPLE ARTICLE #5

San Mateo Short Sale Solutions From Lupe Del Valle Help Homeowners Save Their Homes and Credit

Lupe buys and sells real estate, assists investors in securing higher than average rates of return through private money lending, provides short sale, workout and other services to a wide variety of homeowners facing the loss of their home and damage to their credit damage who are located in San Mateo, California and throughout the San Mateo metropolitan area.

Many homeowners can't afford to stay in their houses with huge increases in monthly mortgage payments, and Lupe Del Valle helps many of these homeowners find solutions to the negative consequences of a foreclosure appearing on their credit report.

Homeowners desiring help to save their credit should consider their options carefully when determining how to avoid foreclosure.

In fact there are three major solutions that Lupe suggests her clients implement to avoid foreclosure:

1. Arranging for a purchase of the home with a financial buyer who can execute a wrap and make the payments on the increased amount that the existing homeowner can no longer afford
2. Assist in executing a workout with the lender to lower the payment, forgive late fees and/or review the mortgage documents to determine whether it is possible to secure a modification of the loan that includes a payment reduction.
3. Arranging for a short sale with the homeowners' lenders

Lupe frequently speaks on this topic and is available to speak at various organizations throughout San Mateo and the surrounding area.

Tags: [California](#), [credit](#), [help](#), [homeowners](#), [Lupe Del Valle](#), [San Mateo](#), [save](#), [short sale](#)
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SAMPLE ARTICLE #6

5 Deadly Mistakes Not To Make When Trying To Sell Your San Mateo Note Paper or Real Estate Mortgage

Many San Mateo real estate sellers over the past years have been forced to carry back notes on their properties as the availability of conventional financing has dried up.

If you are a note holder in San Mateo and want to sell your real estate note, paper or mortgage, you should be aware of the 5 deadly mistakes to avoid when trying to sell your San Mateo note, paper or real estate mortgage.

Here they are:

1. **Contracting With An Intermediary** - Be sure your buyer is really the buyer and not just a note broker looking for a commission
2. **Failure To Get Proof of Funds** - Due your due diligence on your buyer by requiring a written proof of funds from a third party to ensure that you
3. **Failure To Get References** - If your note buyer is the real deal they should be able to give you at least two references of business people you can contact.
4. **Selling Too Cheap** - Be sure to get a third party valuation of your note so you know what it's worth before you sell it.

5. **Not Documenting the Deal Properly** - Get a contract when you sell your note that lays out all the terms concerning recourse, what happens if payments stop, and other important terms.

Avoid these deadly mistakes and consult someone who knows notes, like Lupe Del Valle, who buys notes in San Mateo California as well as other paper and mortgages