

## SAMPLE LETTER TO ATTORNEY / MAY BE AMENDED FOR OTHER VENDORS

<Contact>  
<Company>  
<Address\_1>  
<Address\_2>  
<City>, <State> <ZIP>

Dear <Salutation>:

Providing your clients with the highest quality legal services is your purpose. Our purpose is to professionally assist you in offering another valuable service to your new and existing clientele.

<YOUR COMPANY> pays your client cash for their real estate secured notes. If you have a client that receives payments over time on a note, but has need for cash today ... **CALL US!** We will determine the present value of the note and offer to purchase all or a part of the note. And, we have programs available that can offer **100%** of the note balance to your clients.

The benefit is clear. There is a fast infusion of cash into your client's account. There is now money to pay outstanding legal fees, court costs, personal and business obligations, etc. We fund quickly and the price we give you is the amount your client actually receives. Additionally, we pay all costs of escrow, appraisal, title insurance update and processing.

Think of your clients and potential clients who have:

- ◆ Sold a property and carried a note but want cash today.
- ◆ Divorced and received a note for their share of the home equity.
- ◆ Filed bankruptcy and must sell a note to liquidate their assets.
- ◆ An estate in probate and need to convert a note to cash.
- ◆ A home for sale by owner and the buyer cannot qualify for a conventional mortgage.
- ◆ A home for sale and the seller needs cash at closing.

Let us custom tailor a note purchase-plan that will give your client the greatest benefits available for their real estate secured note. A brief meeting with you on the phone, or in your office, is all it takes to share this simple, but powerful program. I will call you to set an appointment to further discuss ways to enhance your client services.

Sincerely,

[Your Name]  
Mortgage Investor