



THE OWNER FINANCE

Company

REALTOR INFORMATION

Contract Information – TOFC must receive an executed contract and \$5,000 deposit to begin the loan process.

TREC contracts must have “and or assigns” added in the Buyer section. This is a new requirement by title companies.

• Terms – Third Party Financing

- 30-year fixed loan
- Interest rate 10.9%
- 30 day closing process
- TOFC does not charge a pre-payment penalty

• Pre-Approval Requirements

- **23% Proof of current funds (15% down payment, 5% TOFC fees, 3% estimated closing costs)**

Example:

Home purchase price: \$250,000

15% down payment: \$37,500

5% TOFC fees: \$12,500

3% estimated closing cost: \$7,500

Total: \$57,500 needed as proof of funds

Mortgage Note: \$212,500 (Home purchase price minus down payment)

Monthly payment: \$2,007.65 (Principle & interest only)

- **Valid ID/Passport**
- **Pre-Approval application completed - can be downloaded and emailed OR submitted online electronically at www.TheOwnerFinanceCompany.com under the Applications tab**

• Criteria – homes between \$200k-\$350k

- TOFC will look at homes below \$200k and over \$350k on a case-by-case basis. These deals will require 20-25% down (28% proof of funds -33% proof of funds)

• Max Seller Contribution is 2%

• TOFC does not lend on commercial, raw land, or manufactured/mobile home properties

BUYER PROCESS OVERVIEW – 30-45 Days

1. Pre-Approval- 24-48 hours once application, proof of funds and a valid ID/Passport have been submitted. **Applications can be downloaded and emailed OR submitted online electronically at www.TheOwnerFinanceCompany.com under the Applications tab**
2. Once the approval is received, Buyers will be provided a Pre-Approval letter and can begin their search to put in an offer on a home
3. Deposit- Once the executed contract is received, Buyer is to provide a \$5,000 nonrefundable deposit as soon as possible so TOFC can assign the deal to an Investor
4. Contract Assignment- Contract and deal will be assigned to an Investor. All TOFC Investors are accredited and pre-approved with a Lender.
 - o Realtors will need to obtain a new contract in the Investor's name or execute a name change amendment if the Lender does not accept assignment contracts
5. Title, Loan Process, and underwriting for Investor- Title will be opened and the financing process will take place with our approved Lender. TOFC will obtain insurance quotes, bind a policy, and pay for the appraisal. If there is an existing survey, we ask that the Realtors provide us with it.
6. Underwriting for Buyer- A separate Real Estate Sales Contract between TOFC and Buyer will be signed and submitted to our RMLO.
 - o **An additional \$5,000 will be collected from the Buyer once initial underwriting approval is given. Funds will be credited towards closing cost. **Note: this deposit is separate from the EM put down at title.***
7. RMLO- (Texas Pride Lending) will contact the Buyer for additional verification and compliance documents (*please note ability to provide certain documents will not affect Buyer's approval with TOFC program*). A loan estimate will be sent to the buyer along with loan disclosures.
8. Closing Disclosure & Closing Instructions -Final closing disclosure (for Investor) is received from the Lender 3 business days before closing. Buyer will receive their final closing disclosure from Texas Pride Lending the same day
 - o **Buyer will need to provide closing funds 48 hours prior to closing for funds to clear. This can be completed via wire transfer or cashier's check.**

NOTE 3 CLOSURES TAKE PLACE:

1. Investor closes at the title company. Seller and Realtors will be paid at this closing once the transaction has been funded.
2. Investor sells property to The Owner Finance Company same day as 1st close.
3. End Buyer Closing - The Owner Finance Company sells property to Buyer the following day at 10707 Corporate Dr., Ste 215, Stafford, TX 77477.

REALTOR CHECKLIST

The Owner Finance Company (TOFC) is looking forward to working with you. Below is a checklist of items that we will require throughout the underwriting process to ensure a seamless and fast process for you, your clients, and TOFC.

- Confirm delivery of TOFC \$5,000 deposit
- Execute new contract, name change amendment or assignment contract for Investor
- Provide Title company contact (Escrow Officer)
- Existing survey
- Confirm delivery of TOFC 2nd \$5,000 deposit
- Provide copy of title commitment once switched to Investor
- Home warranty in end buyer's name if applicable
- Confirm any seller credits
- Execute amendments throughout the underwriting process
- Buyer's funds must be received 48 hours prior to 1st closing
- Coordinate delivery of keys

Please provide any amendments to the contract to prevent closing delays.