

## Why Buyers Want Your Property

1. Buyers do not need any out of pocket money to purchase the home. Assumable loans do not require a down payment.
2. Buyers with lower credit scores can qualify for assumable financing. This keeps your home affordable.
3. Buyers inherit your current interest rate. The interest rate does not change. Since the buyer is assuming the loan, the rate stays the same.
4. Buyers Avoid PMI. A good share of assumable loans do not have PMI. The beauty of this is, even if its current home value ratio is more that 80%, the terms of the assumable loan cannot change.
5. Buyers benefit from a shorter payment term. In example; If the original agreement had a 30yr term and there is only 20 years remaining, Buyers would then save 10 years of mortgage payments. See our "Do the math" calculator.
6. Buyers want to invest in their future. Home ownership has value while the market is recovering. At a "moderate" pace home values will increase again. When the market recovers, so will home equity.

## Assuming a Mortgage Saves Money

By avoiding traditional cost buyers are not exposed to anything that would normally mark up the price. In addition there are no bidding wars to contend with and minimal paperwork.



## Your Home Has Value

The true value of an assumable home is somewhat hidden. Below is an easy way to calculate how much in savings your home brings to a buyer. Try it.



## Do the Math

### Calculator

What is your current monthly mortgage payment?

How many months have you had your loan?  ×

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**This is the amount your buyer saves in mortgage payments**

+

What is 7% of your mortgage balance?  Average Closing Cost

What is 5% of your mortgage balance?  + Average Down Payment

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**This is the amount a buyer can save when traditional financing is bypassed.**

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**Total buyer savings potential**

Advertise  
Your Monthly  
Payment!

@

**TAKELIST**.COM



Sell your mortgage...  
**TAKELIST**.COM  
Assumable Mortgage Directory

**UNDERWATER MORTGAGES**

**NEGATIVE EQUITY**

*Solved!*



## Sell Your Underwater Mortgage

If you have not had success selling the traditional way, and feel trapped by negative equity this technique gives consumers another way out. Selling your mortgage loan saves money, releases all liability, and preserves credit.

### How Is This Possible?

Your mortgage is assumable. FHA, VA, & ARM loans are assumable mortgages. This allows you to transfer your financing to a buyer with minimum expense and paperwork.

### We Advertise Your Monthly Payment

This strategy works simply because pricing sells. Instead of focusing on a home purchase amount, the assumable price is more attractive to buyers.

### Your Home Has Value

Your existing financing is less expensive than new financing. The payments you have already applied to your mortgage will leave a shorter term for the buyer. In example: There are 360 payments on a traditional 30yr mortgage term. If you have made 60 payments, you have been in the home loan 5yrs. When a buyer assumes your existing loan they will start with less payments. This cannot be captured when a buyer secures the full term of new financing. You can calculate the numbers on any mortgage amount or reasonable interest rate and the result will be the same, buyers save big. See our calculator on the back of this brochure to see how much money the buyer saves when they assume your existing loan.

### The Assumable Mortgage Directory®

Gain better visibility on our directory. Most web sites are crowded with too many other kinds of listings. We target an audience who are strictly interested in Assumable mortgages. Takelist.com is the dedicated resource for finding assumable properties. Our buyers are waiting to take over your mortgage.

### Your Agent Can Help

Agents can showcase any real estate property that has assumable financing with us too. They may facilitate the sale as usual. After listing your property on the MLS, they can post your home in our Assumable Mortgage Directory for an additional non refundable service fee. Or take 5 of your best pictures and list it yourself.

### Take a few pictures – List it yourself!

@ Takelist.com

## HOME OWNERS

**Take advantage of your current mortgage terms.**

Add Property    Add Images    Add Loan Details    Sell Property

### CHOOSE PLAN THAT SUITS YOU!

*Take a few pictures – List it yourself*

\$0

Try before you buy

**FREE**

\$59

One Time Charge


POSTED PREMIUM

LIST OF FEATURES	FREE	POSTED PREMIUM
Full page posting with 5 photos	Yes	Yes
Share on Facebook, Google, Yahoo, Twitter, and over 100 more sites	Yes	Yes
Complete control of property details	Yes	Yes
Connect with buyer directly. Access buyer through message folder.	No	Yes
24 month listing	No	Yes
Administrative web customer support	No	Yes
Access to more online showing services	No	Yes
Gain better visibility. We target an audience who is interested in assumable mortgages. Other sites are crowded with too many kinds of listings.	Yes	Yes
<b>ORDER NOW!</b>	<a href="#">UPGRADE LATER</a>	<a href="#">GET EVERYTHING NOW</a>

• Save Money • Release Liability • Preserve Credit • Easy Signing

*Advertise your monthly payment!*

*We Did It!*



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## The Assumable Strategy...

### Prevents Deficiency Judgments

A short sale does not cover the entire mortgage balance you owe on a property, so your lender could demand you pay the difference by filing for a deficiency judgment. This cannot occur with a assumable loan because the entire loan is transferred to the buyer.

### Saves Taxable Income

A short sale requires a seller to report forgiven debt. The IRS views forgiven debt as taxable income. The larger the canceled debt is, the larger the tax bill. While there are some situations where it is not taxable, assuming a loan carries a tax advantage because it does not expose the seller to any financial loss.

### Preserves Credit Scores

A short sale will lower your credit score significantly. Lenders will report a short sale as an account "not paid as agreed" to credit reporting agencies. Assuming a loan is a much better recourse because the seller will be released of all liability associated with the loan and property. This includes their credit liability. (The buyer relieves the seller of their debt obligation to the lender and takes over all remaining payments for the duration of the loan).

### Processes Faster

Short sales are painfully slow. Lenders have to approve a short sale before it is final. This means an offer from a buyer must first be approved by a lender's loss mitigation department, which could take two months. Assumptions can be completed in less than 30days, because there is minimal paperwork.



### IT'S EASY!

Connect with potential buyers by posting your property in our directory.

- Posting is immediate.
- Buyers will contact you directly.

**POST YOUR HOME FOR \$59**

**Try our Free 90 day trial**