

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. Even if the 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!

Transfer your home loan to someone who wants it.



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? ×

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

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

+

Total buyer savings potential

Advertise Your Monthly Payment!

@

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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 Listing Service®

Gain better visibility on our directory. Most web sites are crowded with too many other kinds of listings. We target an audience who is 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, and may facilitate the sale as usual. After listing your property on the MLS, they can post your home in our Assumable Mortgage Directory for the stated * service fee. This 1 time fee is non refundable, and cannot be charged without your consent.

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**

Property Loan Details

Home Type		Loan Type	
<input type="checkbox"/> Single Family	<input type="checkbox"/> Town Home	<input type="checkbox"/> FHA	<input type="checkbox"/> Conventional
<input type="checkbox"/> Condo		<input type="checkbox"/> VA	
Balance	<input type="text"/>		
Monthly Payment	<input type="text"/>		
Bank Name	<input type="text"/>		
Interest Rate	<input type="text"/>		
Loan Year Term <input type="text"/>	Term Years Left	<input type="text"/>	
Property Address			
Address	<input type="text"/>		
City	<input type="text"/>		
State	<input type="text"/>		
Zip	<input type="text"/>		
<input type="checkbox"/> I am the owner of this property and have consented to having this address listed or I have the owners consent to list this property.			
Property Contact			
First Name	<input type="text"/>		
Last Name	<input type="text"/>		
Email	<input type="text"/>		
Phone Number	<input type="text"/>		

The ALS @ Takelist.com/Agents.php

The Assumable Strategy...

Prevents Deficiency Judgments

A short sale does not cover the entire mortgage balance you owe on a property. Your lender could demand you pay the difference by filing for a deficiency judgment. This cannot occur with an 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.

MasterCard VISA AMERICAN EXPRESS DISCOVER

Card Type _____

Card Number _____

Cardholder Name* _____
* Name must match the name of the property owner

CVV code _____ **\$189 + tax**

Expiration date _____ *Non refundable Service fee

Signature _____

Authorizes to post this one time payable fee and agrees to the terms of service at Takelist.com

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