

# **LOANS inc.**

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Dear Professional Mortgage Broker;

**THANK YOU FOR TAKING THE TIME TO READ THIS INFORMATION!  
THIS IS A SOLICITATION FOR YOU TO BECOME AN ASSOCIATE MORTGAGE BROKER FOR LOANS INC.**

**LOANS inc.** has been in the mortgage business since July 7<sup>th</sup>, 1989 and through those years we have helped thousands of people make their dreams come true. Now is time for more expansion, we need more mortgage brokers within our community, after all, we have chosen our representatives as well as our borrowers locally.

We are a small lending institution, willing and ready to take higher credit risks and serve the most needed people in our state with a friendly approach and top quality service.

These new positions were created by our management, so people like you can work out of your own place, on your own time, on your own pace, making good money and at the same time increase our volume of business statewide.

As you all may be aware, the mortgage industry has suffered tremendous losses in the past 12 months for many different reasons. The Sub-prime and Alt-A markets are almost non-existent as lenders continued to tighten underwriting guidelines and closely monitor their borrower' payment trends for first or early payment default.

As a result of billions of dollars in mortgage losses from first or early payment defaults due to fraud, inflated real estate markets and aggressive mortgage products, more than 800 mortgage lenders have exited the Sub-prime and Alt-A markets or have closed down entirely, 47 percent of licensed mortgage brokers are no longer in the mortgage business according to current records.

In these very trying times, Loans Inc remains committed to the mortgage industry and has a record of stability since its inception in 1989. We continue to analyze the market and try to provide the best range of mortgage products aware of the need for credit and documentation alternatives with our priority always being the net benefit for the borrower.

Here are a few details about our residential mortgages that cover both categories of credit ratings **A & B**  
In addition to our flexible credit underwriting we have an incredible program known as Second Chance under the Rural Development Housing Community Program that requires "**NO DOWN PAYMENT**" nor Mortgage Insurance

We have several amazing options such as the unique "**STATED**", income is not verified, also we provide the "**SISA**" in which income and asset are not to be verified, and the amazing "**NINA**" program that provides financing without verification of income or asset, based strictly on borrower's credit rating

All type of residential loans are provided including Agency, Jumbo and Portfolio

We also provide financing for commercial properties with option to "**STATED**" or "**NINA**" program. We do properties such as apartment buildings, retail, industrial, warehouses, shopping center, office building, self storage, mixed use properties, etc.

**NOTE BROKER.** The note brokering business always creates a win-win situation for everyone involved. Your client will be happy because now they have a lump sum of money instead of waiting for years to collect their money. You will have the right to make an offer to the seller with a lump sum of cash at your own price. The note broker is paid the difference between what we offer for the payment stream and what the broker offers to his/her client. Loans Inc, aggressively seek to purchase these type of residential or commercial notes

With in-house loan processors and underwriters using state of the art computer processing systems, we provide our borrowers with effective and expeditious service, within 24 hours

## **MOST MAKE IN ONE LOAN WHAT IT TAKES OTHERS TO MAKE IN A MONTH**

It is true that our business is not for everybody; it is only for those tired of trying to make a living out of their 40 hours workweek. If you are one of them, you are invited to become part of our team.

Throughout the year, we will be here to support you while you are making your dreams come true. You will never be alone!

We're looking for licensed Florida Mortgage Broker-Associates with or without experience, independent, hard workers, motivated and self-starters. We provide assistance from 10 AM to 5 PM Monday through Friday via toll-free number or email

We fund millions of dollars every single month throughout the State of Florida and all because of our network of professional Mortgage Broker-Associates. You are invited to get involved in the most profitable profession of our times  
Money is the most powerful product that you can ever sell. It makes things happen

It's all up to you, compensation, growth, rewards, accomplishment and recognition from your community as the solver of financial problems and provider of housing solutions

## **HERE IS THE REST OF THE STORY:**

You would be responsible for the following:

- 1 Looking for potential borrowers such as homebuyers, homeowners or commercial real estate
- 2 Taking a complete mortgage credit application also known as 1003, available directly on-line 24/7
- 3 Upon approval collecting and delivering on time all contingencies needed to process and fund the loan.
- 4 Broker-Associate has 15-days to deliver all required conditions and disclosures signed and dated by consumer
- 5 Keeping in touch and have the Borrower(s) well informed until funding has occurred, you're responsible to answer any questions made by consumer

## YOUR COMPENSATION:

Florida Licensed Mortgage Broker-Associate will be compensated with 100% commission of mortgage broker fee charged to borrower(s). Broker may also choose to obtain part of the compensation directly from Loans Inc., as a yield spread premium (YSP), once certain conditions are met. (See guidelines for complete details)

## MORTGAGE BROKER-ASSOCIATE FEE

Mortgage Broker-Associate Fee charged is a mutual agreement between the Consumer and Mortgage Broker-Associate. Every single mortgage loan has a Mortgage Broker-Associate fee, which is the amount of points charged to the Consumer for your services. This compensation may vary, but in a survey by our company, we checked all loans that were made in 2008 by our brokers and the results were as follows: **Average loan amount \$ 213,600**      **Average commission paid before taxes \$ 3,626**

## WHEN DO YOU GET PAID!

Once the title company or law firm confirms all funds were disbursed, you'll be credited with your commission, which is mailed to you on the first of the month for all loans that were closed and funded on/or before the 24<sup>th</sup> of the previous month or commission is mailed on the 16<sup>th</sup> of the month for all loans that were closed and funded by the 10<sup>th</sup> of the month.

Your earnings will be paid via IRS 1099 form and you will be liable for all taxes imposed by government agencies. Compensation is earned only when loan is funded and all earnings are not subject to any Federal, State and/or local Government Taxes.

## HOW DOES IT WORK?

You will be responsible to originate your own leads or obtain them from lead providers in your area or other sources such as real estate companies, developers, direct marketing, accountants, renters, title companies, telemarketers, internet providers, etc.

Take a complete credit application via our website, available 24/7

Within 24 hours you'll receive a written response via email, if your loan is approved a complete loan package and disclosures will be emailed, so you can have them signed by consumer and at the same time obtain all conditions required in conditional approval. At this point you'll be contacted to make sure your origination fee will be properly disclosed in one of the most important documents " Good Faith Estimated Of Closing Cost " so you will be entitled to your compensation.

Mortgage Broker-Associate has a maximum of 15 days to deliver all conditions contained in the approval notification and must keep borrower(s) fully informed of their loan during the process.

## DURING PROCESSING OF EACH LOAN YOU WILL RECEIVE THE FOLLOWING NOTIFICATIONS:

- 1 After 72 hours from receiving all conditions, we'll email you a " **Loan Status Report** "
- 2 Final loan commitment email to all parties involved in the mortgage transaction
- 3 Date, place and time of closing with the title company or law firm

Loan processor has no more than 15 working days to take completed loan package to the closing department, and then all closing documents will be prepared and send via email to the title company or law firm in the area.

All transactions are made with an authorized title company or a law firm in your area. They are the only institutions allowed to disburse the loan proceeds. Loan proceeds are released the same day of closing when it's a purchase transaction, otherwise funds will be wired one day after the borrower's cancellation rights has expired.

## WHAT LOANS INC. PROVIDES UPON ACCEPTANCE OF YOUR ASSOCIATE MORTGAGE ORIGINATOR AGREEMENT:

- 1 Access to our website with complete guidelines, products, interest rates, residential and commercial applications, etc
- 2 Master business card with your name, cellular phone number and your e-mail address so you can have them printed
- 3 Assistance from 10 AM to 5 PM Monday through Friday via Toll Free or Email
- 4 Credit applications can be submitted directly on line 24/7 at: [www.LoansIncWholesale.com](http://www.LoansIncWholesale.com)
- 5 24 hours direct access to credit reports and property valuations from our website
- 6 24 hours underwriting decisions when credit applications are submitted directly on-line
- 7 Updates, memos and mortgage news transmitted to your e-mail whenever is necessary

## WHAT DO YOU NEED TO QUALIFY?

- 1 Complete Mortgage Broker-Associate Application directly online at [www.LoansIncWholesale.com](http://www.LoansIncWholesale.com)
- 2 Provide a mandatory cellular telephone number and your email address to be included in your business cards
- 3 You must be a Florida Licensed Mortgage Broker, self starter, independent, responsive, honest, and capable to submit 100% complete credit applications on-line, deliver all loan conditions in a timely manner, be in touch with consumer until closing has occurred and willing to work with a great deal of ethic and integrity

Once your application it's processed it will take us just 48 hours to provide you with access to our website, so you can start making big money and be able to submit loans directly on-line at [www.LoansIncWholesale.com](http://www.LoansIncWholesale.com)

If you have any further questions, please call toll free at: (800) 322-2594 ext. 102 or e-mail us at: [help@loansinc.us](mailto:help@loansinc.us)

Don't let this opportunity pass you by .....Remember success is not a destination it's a journey

**THANK YOU FOR GIVING US THE OPPORTUNITY TO LET YOU KNOW ABOUT LOANS INC.**

Loans Inc. is a Florida Mortgage Corporation, licensed as a lender by the Department Of Financial Services under chapter 494 Of the Florida Statutes, chapter 3D-40 of the rules of the Office of the Comptroller of Florida, The Capitol, Tallahassee, FL 32301