

SELLER FINANCING BUYER'S PACKAGE

6-Lot Subdivision - Owner Will Finance!

AVAILABLE PROPERTIES

Lot #	Acreage	Sale Price
Lot 1	11.91 acres	To be sold at auction
Lot 2	2.1 acres	To be sold at auction
Lot 3	3.3 acres	To be sold at auction
Lot 4	10.58 acres	To be sold at auction
Lot 5	16.81 acres	To be sold at auction
Lot 6	13.2 acres	To be sold at auction

**Properties will be sold via auction*

SELLER FINANCING TERMS

- ✔ **Interest Rate:** 10.9% APR
- ✔ **Loan Term:** Up to 8 years
- ✔ **No Prepayment Penalty**
- ✔ **Simple Application Process**

DOWN PAYMENT REQUIREMENTS

**Based on Credit Score*

Credit Score	Required Down Payment
690+ (Excellent)	20% down
630-689 (Good)	30% down
601-629 (Fair)	40% down
Below 600	50% down

**Alternative: Skip credit check with 50% down or buyback guarantee*

EXAMPLE:

Purchase Price: \$125,000 (sale price will vary)

Down Payment (20%): \$25,000

Amount Financed: \$100,000

Monthly Payment: \$1,276

With excellent credit (690+), own up to 16.81 acres for just \$25,000 down!

WHY SELLER FINANCING?

Fast Approval - Simple credit check, quick decision

Flexible Qualification - All credit scores accepted with an appropriate down payment

No Bank Hassles - Direct financing with the seller

Build Equity - Start building wealth in land ownership

Rural Property Friendly - Perfect for land banks that won't finance

HOW TO GET STARTED

Step 1: Complete a simple credit application (if using a credit-based down payment)

Step 2: Provide required documentation

Step 3: Attend the auction and bid on your preferred lot(s)

Step 4: Close and receive your deed!

LOAN SERVICING

- **Monthly Payment:** Convenient automatic payment options available
- **Servicing Fee:** \$25/month (built into your payment)
- **No Hidden Fees:** Transparent pricing

BUYER PROTECTIONS

- ✓ *Property deed transfers to buyer at closing*
- ✓ *Clear title provided*
- ✓ *Professional loan servicing*
- ✓ *Standard purchase agreement protections*
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CONTACT INFORMATION

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Don't let traditional bank financing hold you back from owning land!

Owner financing makes it easier than ever to invest in real estate.

SERIOUS INQUIRIES ONLY - PROPERTIES SELL QUICKLY!