

The LandPros

Your Land Partners, Your LandPros!

FINANCING PROCESS:

We will honor the down payment and monthly price in our ads. However, if you would like to adjust the monthly payments for something lower to better fit in your budget, or if you would rather payoff the note sooner than the agreed term, we can discuss all payment terms with you and come to an alternative agreement that fits your needs (Down Payment amount, monthly payment amounts, and number of monthly payments).

- \$150 document processing fee via Paypal, FB Messenger, credit card, or a money transfer through Walmart Transfer or Western Union
- Once the document fee is received, 3 documents are drafted: 1) Promissory Note, 2) Land Contract, 3) Purchase Contract.
- Documents are sent to your email for your review.
- Documents will then be signed through a secure electronic signing service called Signnow.com.
- Upon signing, we ask that you send the down payment amount we agreed on. We prefer credit card, direct ACH wire to our bank account, or check by priority mail. If credit card is used, there will be a small fee for the transaction.
- Monthly payments will start in approximately 30 days. There is a small monthly note fee, and pro-rated property taxes are paid monthly as well – we will clearly spell out the amount in the documents we send to you (this varies by property).
- Once the principal is paid in full, we will deed the property to you via Warranty Deed within 30 days.

CASH SALE:

- \$150 document processing fee via Paypal, FB messenger, credit card, or a money transfer through Walmart Transfer or Western Union
- Once the document fee is received, 2 documents are drafted: 1) New Warranty Deed and 2) Purchase Contract
- Documents are sent to your email for your review.
- Purchase Contract is sent via a secure electronic signing service called Signnow.com.
- After you sign, we will get the new deed notarized and provide you with evidence that it has been notarized (i.e. scan, picture, video).
- We then ask that the purchase amount be sent to us, preferably by ACH wire (i.e. direct wire from your bank). We also accept credit card or cashier check by priority mail. If credit card is used, there will be a small fee for the transaction.
- Once we receive the money, we send the deed to the county for recording.
- In most counties we can record the deed electronically, so the process usually only takes a few days.
- Once the deed is recorded, we will send you a closing packet by mail and email.