



INVESTOR ACCELERATOR TRAINING

BACK-END PROCESSING

Below is the list of the short training films that instruct the investor on how to manage both the acquisition and sales closings, the ongoing management of the resulting mortgage, and finally how to collect when your buyer is having challenges paying their mortgage.

3.01.0 Before You Begin

SECTION	TITLE	TIME	SECTION	TITLE	TIME
3.01.01	team members	(2.32)	3.01.02	real estate attorney / title-company	(2.32)
3.01.03	Residential Mortgage Loan Originator	(2.56)	3.01.04	Residential Mortgage Loan Servicer	(2.38)
3.01.05	bookkeeper / accountant	(1.54)	3.01.06	tax attorney / accountant	(1.54)
3.01.07	corporate structures	(2.45)			

3.02.0 Acquisition Financing / Structures

3.02.01	cash purchase	(3.48)	3.02.02	seller finance	(2.48)
3.02.03	subject-to	(4.30)	3.02.04	wrap-mortgage	(2.59)
3.02.05	land trust	(2.51)			

3.03.0 Acquisition Closing

3.03.01	factors to decide when to close	(4.56)	3.03.02	managing the acquisition pre-closing activities	(7.53)
3.03.03	managing the acquisition closing process	(5.46)	3.03.04	what are the remedies if the seller does not close	(3.29)

3.04.0 Sales Structures

3.04.01	wrap mortgage	(2.01)	3.04.02	land trust	(1.57)
3.04.03	flow of land trust transactions	(4.03)			

3.05.0 Sales Closing

SECTION	TITLE	TIME	SECTION	TITLE	TIME
3.05.01	Residential Mortgage Loan Originator	(5.53)	3.05.02	helping buyer obtain homeowner's hazard insurance	(4.32)
3.05.03	managing the sales pre-closing process	(1.52)	3.05.04	preliminary Closing Disclosure Form	(2.27)
3.05.05	managing the sales closing process	(4.14)	3.05.06	remedies if the buyer does not close	(1.14)
3.05.07	Residential Mortgage Loan Servicer	(2.16)	3.05.08	setting up managing the underlying liens	(1.19)
3.05.09	managing forbearance liens	(5.21)			

3.06.0 Ongoing Management

3.06.01	monthly management of underlying liens	(3.16)	3.06.02	managing homeowner's hazard insurance policies	(4.32)
3.06.03	managing ad valorem (property) taxes	(1.20)	3.06.04	homestead exemption	(2.17)
3.06.05	managing the escrow account	(3.32)	3.06.06	buyer is refinancing or selling for cash	(3.02)
3.06.07	homeowner's insurance claims	(2.59)	3.06.08	helping sellers get a new loan	(3.44)

3.07.0 Buyer Not Paying Mortgage

3.07.01	buyer has financial challenges	(3.28)	3.07.02	if buyer does not / cannot pay	(7.13)
3.07.03	foreclosure process	(1.06)	3.07.04	eviction process	(2.55)
3.07.05	bankruptcy Chapter 13	(4.08)	3.07.06	bankruptcy Chapter 11	(0.52)
3.07.07	bankruptcy Chapter 7	(2.03)			

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