

land-a-deal  
Inc

### **How do I qualify for Seller financing?**

There is no credit check involved. Basically you qualify by coming up with the down payment and the one-time document fee. The down payment is immediately applied towards the purchase price.

### **How can I know you are serious and trustworthy?**

We have one simple philosophy, “happy customers, guaranteed”. I am into serious, professional business and only interested in collecting 100% positive testimonials. On the other hand, in today’s digital age, it just takes one bad transaction to ruin my online reputation and I’m out of business. Please also check the testimonials below.

### **How do I commit to buy, and secure the property?**

As soon as we receive the document fee from you, we will prepare a Lease Purchase Agreement and send it to you for review. The document fee is non-refundable unless contract terms are unacceptable to Buyer or the desired parcel is unavailable.

### **Can I review the contents of the Agreement beforehand?**

Sure, we can send you a generic Agreement first, before preparing your individualized version.

### **Can you proof you are the Owner on record?**

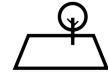
Of course, I'll be happy to send you a copy of my Deed, as well as a link to look it up at the County Recorder's website.

### **How can I pay the document fee?**

- You can make out a check to: Land-a-Deal, Inc, 7901 4th Street North, Suite 300, St. Petersburg FL 33702
- or make an ACH bank transfer into our bank account at Evolve Bank & Trust, Account # 9800653612, Routing # 084106768, Beneficiary Name: Land-a-Deal, Inc
- or you send it by PayPal → <http://PayPal.me/landadeal/99>

### **When is the down payment due?**

The down payment is due with signing of the Lease Purchase Agreement. Many Buyers lump the document fee and the down payment together into one payment.



## **Ok, I am ready, what are the next steps in particular?**

We are preparing the Lease Purchase Agreement for your review. We are sharing it online and you can sign it online.

Basically, what the contract says is that it identifies the property that you're agreeing to buy and that we're agreeing to sell. It covers the fact that we are offering to you owner financing and that you're going to pay it off month by month and that upon completion of all the payments, the deed will transfer to you as we promised.

So it's basically a mutual promise you agree to pay and we agree to sell that specific property.

## **What happens next?**

You go out there and enjoy your land!

And for the monthly payments we are going to set up a recurring auto-payment directly from your bank account or credit card.

You can use the property during the monthly payments. Title will be delivered FREE and CLEAR once property has been paid in full. We will pay for recording and the County will mail your deed once recorded.

## **What if I want to build?**

If you want to build or live permanently on the property, you need to pay it off first and become the Owner on record. You can pay off the loan early without any pre-payment penalty.

## **What are my benefits when buying from you?**

- the property is conveyed via **Warranty Deed**
- you are working directly with the Owner, no Brokers!
- we handle all the paperwork and make the transaction SIMPLE

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*Working with Sven at Land-a-Deal was super easy and stress free. He is very detail oriented and always follows through with what he says he is going to do. Hope to do more business with him in the future!*

Chris Black, Austin, TX 78753

*Sven was great to work with, he responded promptly and acted on his word, I highly recommend working with him!*

Luke Harris, Livingston, TX 77399