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***MONTHLY INSTALLMENTS:*** A credit check is ***NOT*** required to be approved for financing. We will honor the down payment price in our ads, but you have the option to put more money down. If you would like to do so, please let us know. Here are the steps to get set up on a financing deal:

- 📄 \$249 document processing fee via PayPal, Facebook pay, credit card, or Venmo.
- 📄 After processing fee is received, 3 documents are drafted: ***Promissory Note, Land Contract, Purchase Contract.***
- 📄 Documents will be signed with an electronic signing service called ***Signnow.com.***
- 📄 Down payment to be paid by PayPal, Facebook pay, credit card, or Venmo.
- 📄 For monthly payments, ACH or debit card are required. There is a 3% fee for monthly ACH and debit card payments. You can send a check monthly if you would like to avoid this fee, but we recommend setting up bill-pay through your bank.
- 📄 Monthly payments will start 30 days after signing. A small monthly note fee and property taxes (and sometimes other fees like HOA/POA fees) are included in your monthly payments.
- 📄 We have a GREAT automated payment system, ***Geek Pay,*** where you can see your contractual documents and amortization schedule. You can pay an extra amount toward the property whenever you'd like on this website.
- 📄 Once the principal is paid in full, we deed the property to you within 2 weeks.

### ***CASH SALE:***

- 📄 \$249 document processing fee via PayPal, Facebook pay, credit card, or Venmo.
- 📄 After processing fee is received, 2 documents are drafted: a new ***Deed*** and a ***Purchase Contract.***
- 📄 Purchase Contract will be signed with an electronic signing service called ***Signnow.com.***
- 📄 After signing, we notarize the new deed and provide you with evidence that it has been notarized (i.e. fax, picture, video).
- 📄 Payment to occur via bank wire (preferably). We will also accept a credit card or PayPal transaction on some deals.
- 📄 Once funds are received, 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 day.
- 📄 Once the deed is recorded, we will send you a physical and digital closing packet.
- 📄 PLEASE NOTE: All Cash Sales are FINAL.
- 📄 The next step? ***ENJOY YOUR LAND!***