


Mastery 2017 Day 2



Freedom Mentor
The Most Trusted Resource for Guiding
Real Estate Investors to Financial Freedom


Reading Between the Lines



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Reading Between the Lines


- Use public records and MLS records to get a much better understanding of a property
- Ownership
- Value
- Loan Details
- Liens





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Tools

- MLS**
 - Every listing type for that property
- Public Record Aggregators**
 - NARRPR.com (agents)
 - RealQuest.com (everyone)
- Local Departments Records**









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• Exclusive members of Freedom


Local Departments


- NETRonline.com** (Public Records Tab)
- Recorder's Office** (aka Register of Deed, County Clerk of the Court, etc)
- Property Tax Collector** (aka Trustee, Tax Office, etc)
- Tax Appraiser** (aka Tax Assessor, etc)
- Zoning, Building, Planning**


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Ownership


- Ownership transfer history** (who bought it when and for how much?)
- Current Deed of Record** (who is actually on title?)
- Ex:** 1205 36th St




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Value


- ✔ What did seller pay for property & when?
- ✔ How did they finance that purchase?
- ✔ Was it ever refinanced? If so, figure out the appraisal amount.
- ✔ Study all previous listing attempts



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Homebuyers Through the Homebuying Process

Loan Details

- ✔ How much do they owe? How much are the monthly payments?
- ✔ To estimate approximately how much the seller owes and what the monthly payments are, all you need is two pieces of data:
 - ✔ Loan Origination Date
 - ✔ Original Loan Amount



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Liens

✔ 230 Coventry Ct, Ormond Beach, FL 32174



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Back Story on a Vacant House

327 Georgetown Dr, Daytona Beach, FL 32118



Freedom Mentor

501c3 Local Housing Organization for assisting

low-income families to attain a home of freedom
