

-WARNING-

OTHER MORTGAGE LENDERS DO NOT WANT YOU TO READ THIS LETTER

The enclosed special report will show you how you can own a home with **VERY LITTLE OR NO MONEY DOWN** and get **LOW INTEREST RATES** even if you have had a bankruptcy or less than perfect credit.

This may sound too good to be true but I encourage you to read all of this report before you make up your mind.

Home ownership is one of the key ingredients to building wealth in this country. Take any 100 people at retirement age and here is what you will find.

- 5 will be wealthy and financially secure
- 5 will still be working to make ends meet
- 36 will be dead
- 54 will be dependent upon family or charity for their support

By owning your own home you can start to build equity and create wealth. You will also no longer need to put up with noisy neighbors and landlords who don't fix things and keep raising your rent.

But What If I Have Had a Bankruptcy or Other Credit Problems

Let me make something very clear here:

YOU DO NOT HAVE TO PUT DOWN A LOT OF MONEY OR PAY HIGH RATES EVEN IF YOU HAVE HAD A BANKRUPTCY OR OTHER CREDIT ISSUES.

Bankruptcies are at an all time high. These occur for many different reasons:

1. Divorce
2. Business failure
3. Job layoff
4. Loss of income for work injury
5. Illness
6. Death in the family

I recently had a client come in who had filed a bankruptcy and was discharged 1 year ago. During our meeting she explained to me that she and her husband separated and he

was obligated to pay her child support. During their marriage they had made bills which they were able to pay with both incomes. Now, they were separated and she was left with the bills to pay on her income alone. To make matters worse for her, he didn't pay the child support he was ordered to pay. She was left with no choice but to file bankruptcy.

There are several MAJOR MYTHS that buyers, realtors and even some lenders have about working with buyers who had a bankruptcy or less than perfect credit.

MYTH: You have to wait 7-10 years after a bankruptcy before you can get a home.

REALITY: Since there are 2 different types of bankruptcy filings, let's look at each one separately.

Chapter 7: You may be eligible for a mortgage 1 day after the date of discharge.

Chapter 13: You may be eligible after making 12 on-time payments. Also, you must get a letter from the trustee of the court that purchasing a home will not interfere with your Chapter 13 repayment plan.

MYTH: I don't have a lot of money to put down.

REALITY: It may not be necessary for you to put any money down depending on your credit score. In fact you may even be able to have the seller pay your closing costs for you.

MYTH: I will have to pay rates so high that I won't be able to afford it.

REALITY: We currently offer *single digit* low interest rates. Currently rates are at the lowest level in almost 30 years. It is a perfect time to buy a home with an affordable payment.

SO WHAT DO I DO NEXT

You may have heard the term pre-approved or pre-qualified. In the real-estate industry we do things a little backwards. Here is a very common scenario.

You the buyer decide you want to move. You call a realtor and start looking for a home. Finally, you find the home of your dreams and your offer is accepted by the seller. Of course you will want to do a home inspection to make sure there is nothing wrong with your new home. The cost of a home inspection is generally \$200-\$300 and is paid at the time the inspection is done.

Next, you will need to go to a lender and get a mortgage. At the mortgage application you will need to pay approximately \$469 for an appraisal and credit report. After 3 or 4 weeks you will learn if your loan has been approved.

If your loan was rejected you have now **LOST** almost \$1000.00 because the fees you paid are not refundable if your loan is rejected.

BUT THERE IS A SOLUTION:

You can get pre-approved **BEFORE** you even go looking for a home. By being pre-approved you will know that your loan is already waiting for you and all you have to do is find your perfect home. You will also know how much you need to buy the home and what your monthly payment will be.

WHAT WILL I NEED TO DO TO GET PRE-APPROVED

If you have had a bankruptcy or other credit issue, we will need to know why it happened and why you believe it won't happen again in the future. We will also need to show proof that it was "beyond your control" and you had no other choice.

Here are some ideas:

Reason	Documentation
Spousal abuse	<ul style="list-style-type: none"> - Police Reports - Medical Bills - Ex-parte order
Injury resulting in inability to work	<ul style="list-style-type: none"> - Proof of workman's compensation - Proof (from doctor or employer) of injury date - Letter from workman's compensation attorney stating date first benefit received and amount
Job Loss	<ul style="list-style-type: none"> - Proof of dismissal - Lay-off notice - Unemployment office records
Business failure	<ul style="list-style-type: none"> - Tax returns for a most recent year if self-employed - Proof that no longer self-employed, such as current pay stubs and job verification
Divorce (Divorce itself is not an acceptable reason for bankruptcy; however, if debts were incurred with two incomes and now only one pays, it can be a compensating factor)	<ul style="list-style-type: none"> - Separation agreement - Divorce decree - W-2's or 1040 for most recent year filing jointly
Not receiving child support	<ul style="list-style-type: none"> - Court order for child support - Printout from child support enforcement office showing history and arrearage.

Your next step is to call: 888-655-5665 for a free telephone consultation with one of our experienced loan counselors.

During this meeting we will discuss the mortgage programs that will best meet your needs. We will also try to make this program fit your needs and comfort level for a monthly payment and the amount you want to use to purchase your new home.

Also during this meeting we will run a full credit report. This is an extremely important part of the process. You may have heard horror stories about people who bought a home, applied for a mortgage and were told by their lender everything looked good. Three weeks later, their loan was denied because some bad credit showed up, that ***WAS NOT*** on the credit report during the first meeting.

WHY WE WON'T LET THIS HAPPEN TO YOU

There are 3 major credit reporting agencies in the United States: Equifax, TRW & CBI. When a lender runs a free preliminary credit report for you they will run 1 of the 3 agencies listed above. The problem is that not every creditor will report to the same credit agency. For example, your VISA card may report to CBI; your store charge card may report to Equifax; and your Credit Union may report to TRW.

During our meeting, we will want to run a **FULL** 3 agency credit report. This report will allow you to know exactly what will be on your credit record. ***This is the same report that could be used when you purchase your home, so you may not need to pay for it again.***

If you have had a bankruptcy or other credit issue it is very common to have bills show up on your credit report as past due or behind, even if they were included in your bankruptcy or paid off in full. By having a full credit report, these errors can be corrected so you can get approved faster.

WHO AM I AND WHY SHOULD YOU LISTEN TO ME?

I know you receive tons of mail promising you all sorts of incredible offers. You are probably very skeptical and you should be.

Over the past 10 years I have originated over 1000 mortgage loans and millions of dollars of mortgages.

My company specializes in helping people buy homes with past credit issues. Each of our skilled mortgage counselors has taken many hours of continuing education in order to stay on top of the mortgage industry.

A RECOGNIZED LEADER...

“Capstone financial got our mortgage for us on a new home after we had been turned down twice before. Their hard work made it possible for us to own our dream home.”

- E. Richards
Satisfied customer

“Capstone Financial was able to refinance my home and consolidate my debt. I saved over \$500.00 per month. Capstone Financial really made a difference for our family.”

- C. Cush
Satisfied Customer

“My wife and I wanted to buy a home but we didn’t have a lot of money to put down. Capstone Financial helped us buy a home with no money down. The seller even paid most of my closing costs. We didn’t think we could buy a home so soon after bankruptcy but Capstone Financial made it easy for us.

- G. Hill
Satisfied Customer

CALL NOW FOR A FREE CONSULTATION

888-655-5665

WHAT IF AFTER OUR CONSULTATION I STILL DO NOT QUALIFY?

We have created a program called “The Get Mortgage Ready Kit.” We will customize a plan to get you pre-approved. The kit includes all of the information you will need to start getting pre-approved. We will then be available to answer your questions as they come up.

Every month you will receive a call to see how you are doing and to schedule follow up meetings until you are **PRE-APPROVED.**

Here are some additional programs that we can tailor to meet your needs:

- **If you have great income and credit but don't have enough money got down payment or closing...**

Ask about our 103% loan where you put ZERO down and we will lend you 3% of your closing costs.

- **If you are self employed or paid in cash and don't want to provide pounds of paperwork...**

Ask about our 5% no-questions asked program.

- **If you have had a bankruptcy or other credit issue...**

Ask about our programs with very little or no money down and low rates even if you have had a bankruptcy or other credit issue.

Please call 888-655-5665 to schedule your free consultation.

I look forward to helping you turn your dream of owning a home into a reality.

Sincerely,

Mitch Miller
Vice President
Capstone Financial