

PAPER POWER



Joe Bonora

BONUS MODULE

Transactional
Funding
To Buy Notes



Bob Leonetti

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5 EASY STEPS TO GET CASH

1. Complete Aegis Application
2. Identify Property
3. Transaction Worksheet
4. Underwriting
5. Closing!



Step 1: Complete Aegis Application

- Go to www.aegisrepartners.com
 - Click on Submit Application Tab
 - Fill Out Investor Application
 - Email back to:

application@aegisrepartners.com



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Step 1: Complete Aegis Application (cont.)

- With the application, also send:
 - Articles of Incorporation/Organization
 - Bylaws/Operating Agreement
 - Resume for each principal of company
 - Copy of DL
 - Certificate of Good Standing (or proof of) from state in which company is domiciled



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Step 2: Identify Property

- Utilize what you have learned from the Paper Power system to identify and evaluate opportunities. Look for:
 - Loans in default
 - Cooperative & available seller
 - Cooperative & available real estate agent (if there is one)
 - A property you can sell (you have an exit strategy)



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Step 3: Transaction Worksheet

Once the bank has accepted your offer to acquire the Note, and you have procured an end buyer for the property:

- Go to www.aegisrepartners.com
- Click on Submit Application Tab
- Fill out Transaction Worksheet
- Email back to worksheet@aegisrepartners.com



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Step 3: Transaction Worksheet

With the worksheet, also send:

- Note Purchase and Sale Agreement
- Complete loan package (provided by lender as part of Note sale)
- Affidavit of Understanding, signed by seller
- Purchase and Sale Agreement between seller and C-buyer
- C-buyer approval letter and verification of deposit



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Step 4: Underwriting Process

Upon receipt of a complete package, Aegis will commence underwriting, which includes the following:

- Complete review of loan package (Note being acquired)
- Valuation of subject property and market study
- Order and review title
- Complete review of legal documents by Aegis's General Counsel



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Step 4: Underwriting Process

Upon receipt of a complete package, Aegis will commence underwriting, which includes the following:

- Review and verification of C-buyer loan approval (if not cash buyer)
 - Call loan officer and underwriter
 - Verify deposit is in escrow
 - Review C-buyer appraisal
 - Loan must be fully underwritten and approved (i.e., clear to close)

* Allow a minimum of 7-10 business days for underwriting

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Step 5: Closing

After the deal has been fully approved:

- Aegis will draft closing documents and forward to closing attorney
- Attorney will prepare assignments and other legal docs
- Closing attorney (chosen by Aegis) will coordinate closing between investor and bank selling Note
- Aegis will wire funds to closing attorney
- Investor closes on Note acquisition
- Aegis takes assignment of all collateral docs



**Allow a minimum of 7-10 business days for u*

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Aegis Profit Allocation

(Based on % of Capital Contribution)

Holding Period	% of Capital Contribution
0 to 1	2.50%
2 to 5	3.50%
6 to 15	4.25%
16 to 25	5.00%
26 to 35	6.00%
36 to 45	7.50%
46 to 60	9.50%
61 to 90	12.50%

**funding is granted solely at the discretion of Aegis RE Partners and does not guarantee funding.*

If the planned holding period is greater than 120 days, then profit allocations will be negotiated; otherwise Aegis will be entitled to 100% of the Profits.

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Contact Information

Questions regarding the application process:

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Proof of Funds Letter request:

Go to www.aegisrepartners.com and click on Transactional Funding tab. Fill out POF Letter Request form and email to pof@aegisrepartners.com

Questions regarding Paper Power process:

Contact PaperPowerVIP@gmail.com

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