

NATIONAL REAL ESTATE BUYERS & ASSOCIATES, INC.
REAL ESTATE NOTE BUYERS GROUP – TENNESSEE OFFICE
PHONE: 937-912-4720
FAX: 865-233-2975

COMMERCIAL REAL ESTATE NOTE WORKSHEET

CONTACT INFORMATION

DATE: _____

YOU ARE THE: _____ NOTE SELLER _____ NOTE BROKER/FINDER _____ REALTOR®
 _____ ATTORNEY _____ OTHER: _____

**NOTE: BEFORE COMPLETING THIS WORKSHEET - IF YOU ARE NOT THE NOTE SELLER,
YOU WILL BE REQUIRED TO COMPLETE & SIGN OUR
CONFIDENTIALITY/NON-DISCLOSURE/NON-CIRCUMVENTION AGREEMENT
PRIOR TO US EVALUATING AND/OR QUOTING**

IF YOU'RE NOT THE NOTE SELLER, ARE YOU EXPECTING A FINDERS FEE? ___ YES ___ NO

YOUR NAME: _____

COMPANY NAME (if applicable): _____

ADDRESS: _____

HOME PHONE: _____ WORK PHONE: _____

CELLULAR PHONE: _____ FAX: _____

EMAIL ADDRESS: _____

AT WHICH NUMBER DO PREFER TO BE CONTACTED? _____

BEST TIME TO CONTACT YOU: ___ MORNING ___ AFTERNOON ___ EVENING

**ALL 3 PAGES OF THE WORKSHEET PLUS THE FOLLOWING MUST BE FAXED BACK TO: 865-233-2975
OR EMAILED TO: support@RealEstateNoteBuyersGroup.com**

-- A COPY OF THE PROMISSORY NOTE
-- A COPY OF THE CLOSING STATEMENT
-- A COPY OF THE COMPLETE AMORTIZATION SCHEDULE
-- A COPY OF THE PERSONAL GUARANTY AGREEMENT IF PAYOR IS CORP., LLC, ETC



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NOTE SELLER MOTIVATION & NEED TO SELL

WHY IS NOTE BEING SOLD:

SELLER UNDERSTANDS THAT NOTE BALANCE WILL
BE DISCOUNTED: _____ YES _____ NO

**WHEN DID SELLER ACQUIRE PROPERTY & AT WHAT
PRICE:**

HOW MANY NOTES DOES SELLER HAVE: _____

HAS SELLER SOLD NOTES BEFORE: _____ YES _____ NO

CASH EXPECTED OR NEEDED FROM SALE OF NOTE: \$ _____

NOTE INFORMATION

PROPERTY SALES DATE: _____	PROP. OWNED _____ MONTHS .BEFORE SALE
SALES PRICE: \$ _____	SELLER TAKE BACK SECOND: _____ YES _____ NO
CASH DOWN PAYMENT: \$ _____	IF YES, AMOUNT: \$ _____
ORIGINAL NOTE AMOUNT: \$ _____	EST. MARKET VALUE: \$ _____
BUYER CASH EQUITY: _____ %	MARKET VALUE BASED ON: _____
NOTE POSITION: _____ 1ST _____ 2ND	DATE OF LAST APPRAISAL: _____
INTEREST RATE: _____ %	TOTAL LOAN TO VALUE: _____ %
AMORTIZATION TERM: _____ MONTHS	BALLOON PAYMENT: _____ YES _____ NO
MONTHLY PAYMENT: \$ _____	BALLOON TERM: _____ YEARS
PRINCIPAL & INTEREST: _____ YES _____ NO	BALLOON AMOUNT: \$ _____
DAY OF MONTH PAYMENT DUE: _____	BALLOON DUE DATE: _____
NUMBER PAYMENTS MADE: _____	UNDERLYING LOAN BALANCE: _____ YES _____ NO
NUMBER PAYMENTS REMAINING: _____	UNDERLYING PAY-OFF BALANCE: \$ _____

CURRENT NOTE BALANCE: \$ _____

RECORDED DOCUMENT:

DATE OF FIRST PAYMENT: _____	_____ MORTGAGE
DATE OF NEXT PAYMENT: _____	_____ TRUST DEED
LIENS OR JUDGMENTS: _____ YES _____ NO	_____ CONTRACT FOR DEED (LAND CONTRACT)
PROPERTY TAXES CURRENT: _____ YES _____ NO	_____ WRAPAROUND CONTRACT

IF LIENS OR JUDGMENTS, OR IF PROPERTY TAXES NOT CURRENT, EXPLAIN BELOW:

PROPERTY INFORMATION

PROPERTY ADDRESS: _____

TYPE PROPERTY:

_____ RAW LAND

_____ IMPROVED LAND (UTILITIES, ROADS, ETC.)

ACREAGE OR LOT SIZE: _____

ZONING: _____

_____ OFFICE BUILDING

_____ HOTEL/MOTEL

_____ ENCLOSED SHOPPING MALL

_____ STRIP CENTER

_____ APARTMENT/CONDO COMPLEX

_____ RESTAURANT

_____ WAREHOUSE/INDUSTRIAL

_____ MIXED USE

_____ OTHER: _____

NOTE SELLER HAS COPIES OF FOLLOWING DOCUMENTS:

PROMISSORY NOTE: _____ YES _____ NO

PROPERTY INSURANCE: _____ YES _____ NO

TITLE INSURANCE: _____ YES _____ NO

CLOSING STATEMENT: _____ YES _____ NO

AMORTIZATION SCHEDULE: _____ YES _____ NO

PAYMENT RECORD: _____ YES _____ NO

DETAILED DESCRIPTION & USAGE OF PROPERTY:

PROPERTY LEASED: _____ YES _____ NO

IF YES, OCCUPANCY RATE: _____ %

LEASE TERMS: _____

INCOME-PRODUCING: _____ YES _____ NO

ANNUAL NET INCOME: \$ _____

PAYOR INFORMATION

PAYOR NAME(S): _____

ADDRESS (if different from Property): _____

PAYOR(S) EMPLOYMENT: _____

CREDIT OF PAYOR: _____ EXCELLENT _____ GOOD _____ FAIR _____ BAD FICO SCORE: _____

RECENT CREDIT REPORT: _____ YES _____ NO PAYOR SSN / EIN: _____

EXTRA PRINCIPAL PAY-DOWN BY PAYOR: _____ YES _____ NO

IF YES, EXTRA AMOUNT PAID: \$ _____

PAYMENT RECORD:

_____ ALL PAYMENTS PAID ON TIME _____ SOME PAYMENTS PAID LATE _____ SOME PAYMENTS MISSED

_____ NOT CURRENTLY PAYING --->> NUMBER PAYMENTS BEHIND: _____

ADDITIONAL INFORMATION & COMMENTS REGARDING THE SELLER, PROPERTY, NOTE OR PAYOR: