

# SELLER MORTGAGE SERVICES

Never before has there been a better time for a Seller Mortgage.

For the **BUYER** and the **SELLER**.



## ABOUT US

This is a real estate solution for our Seller and Buyer clients in a very unique time. A Seller Mortgage (owner financing or purchase money notes) can be a win for all.

Property owner equity is the highest it has ever been. Average sales prices are the highest they have ever been. 1/3 of American homeowners have no mortgage. Traditional mortgage rates have increased faster than ever before, and this increase is slowing purchases.

A qualified seller can make their property the most attractive in the market to qualified buyers and sell for all time high prices. Seller investment is protected and secured by their own property. A qualified buyer would be offered an opportunity to buy and finance with terms unlike anything else in our marketplace.

## FOR THE SELLER

- Marketing perks to sell faster and for higher price.
- Buyers go through application process for credit, availability of funds, and verifications similar to traditional lending
- Opportunity to use their own properties to secure long term investments at great interest rates

## FOR THE BUYER

- Lower monthly payments, lower mortgage interest rates, faster closing process, lower closing costs, no mortgage insurance, no restrictions on gift funding, appraisals are not required
- No restrictions on property type. Homes, vacation homes, investment properties, farms, land, commercial properties, condos, and townhouses all qualify.

### REAL ESTATE

Through our real estate service we will actively find and promote properties of all types whose owners will participate in our Seller Mortgage offerings.

### MORTGAGE BROKER

Stephen Hughs will work with Seller Mortgage Buyer applicants for loan qualification and verification to present applicant resumes to the property owner for approval.

### CLOSING ATTORNEY

Cale Rogers will prepare all security deeds, seller mortgage purchase money notes, and title work for all real estate closings involving our clients and will represent the Seller.

Made possible through:

More info: [www.abernathycochran.com/articles/seller-mortgage](http://www.abernathycochran.com/articles/seller-mortgage)

ABERNATHY  COCHRAN  
REAL ESTATE GROUP  
at Norton  
770-718-5255



  
HUGHS MORTGAGE RESOURCES  
INCORPORATED  
770-654-7608



Coleman, Chambers  
& Rogers, LLP  
Attorneys and Counselors at Law

Equal housing opportunity. Realtors of Abernathy Cochran Group, LLC are independent contractors for The Norton Agency, Inc. Group License# 161689. [abernathycochran@gmail.com](mailto:abernathycochran@gmail.com). Stephen Hughs with Hughs Mortgage Resources Inc has Company NMLS# 143009 and Individual NMLS# 169409 and Georgia License # 20945. [stephenhughs@bellsouth.net](mailto:stephenhughs@bellsouth.net)