Iconic Home
SOLUTIONS

THE BENEFITS OF SUBJECT TO

SUMMARY

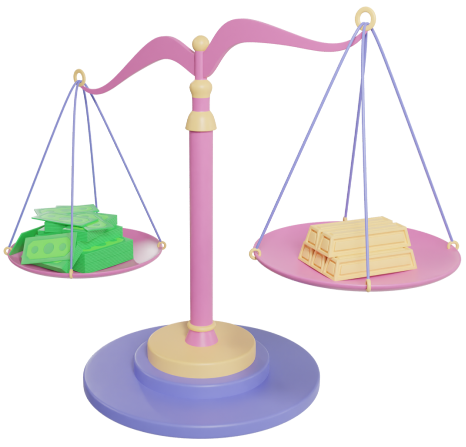
You can sell the house at or higher than asking price, even if you have mortgage. You deed the property to the investor. The investor makes a down payment to you, pays your mortgage, and pays you monthly on the equity at an agreed-upon interest rate.

HOW MONEY IS MADE

You receive a down payment and a monthly income for the duration of the contract. The investor typically rents the property. The investor makes money from the rental income minus the mortgage payment and minus the monthly payment to you. No banks are involved.

RESPONSIBILITIES

You are responsible for deeding the property to the investor. You are also responsible for sharing all costs to ensure the numbers work for everyone. That includes mortgage payments, outstanding balance, taxes, HOA, interest rate and any other debts, like liens.



HOW IT BENEFITS YOU

You operate as your own bank since you receive a down payment and monthly income. Your tax obligations per year are less than if you receive a lump sum. Your debt to income ratio stays steady, which assists your credit score and helps you qualify for future loans.

WHAT ARE SOME RISKS

You get the property back if the investor defaults. You keep the down payment and all payments you've collected too. However, the investor pays the mortgage up to 3 months in advance; it's not advantageous for the investor to default since his income depends on rent.

WHO QUALIFIES

Almost anyone who owns a home and has a mortgage qualifies. You would be required to all finances pertaining the property, and be willing to listen to all options on how the numbers may work. There are plenty of ways to structure a deal, all of which benefit both parties.