

PRIVATE OWNER FINANCING AVAILABLE!!!

Highly Motivated Seller

<http://OwnerWanted.com>

843-602-5626 ? 317-331-9636

\$164,250

PRICED \$10,000 BELOW CURRENT VALUE.

PRIVATE MORTGAGE AVAILABLE ALMOST REGARDLESS OF CREDIT!
BUYERS WHO DO NOT REQUIRE OWNER FINANCING ARE ELIGIBLE FOR A
SUBSTANTIAL ADDITIONAL DISCOUNT. NO REASONABLE OFFER RE-
FUSED.

1155 LOGAN PLACE
GREENWOOD, IN 46143

LOCATED IN THE EXCLUSIVE FEATHERSTONE COMMUNITY OFF OF AVERITT ROAD

Beautiful 2 Storey 4 Bedroom, 2 1/2
Bath 2200 Square Foot home in the
high quality Greenwood School Dis-
trict.

Priced \$10,000 BELOW current
value

Home is in Excellent Condition

Full Appliance Package*

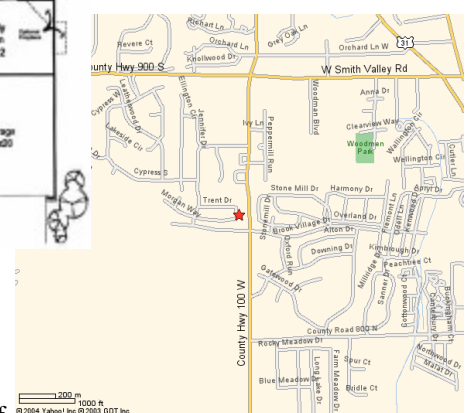
Gas fireplace

Ceiling fans

Cathedral Ceilings

Photos/details at OwnerWanted.com

* Appliances are not in the home now. Buyer will receive an allowance to
pick out the appliances of his choice.



Special Financing Incentives

- Perfect credit not required
- Private Mortgage Available OR
- Seller can hold 2nd mortgage up to 20%. If you only qualify for a loan of 80% LTV or higher you can buy this house with little to no money down.
- Down Payment Assistance
- We understand how to structure the sale so that you can buy this home based on your situation.
- We are serious, motivated, experienced sellers who know how to close. We handle all of the paperwork for you and can arrange many financing options. If you are ready to own your new home call us today.

Contact us at 317-331-9636 or 843-602-5626. E-mail: Sales@OwnerWanted.com

OwnerWanted.com—Everything you expect from a home "For Sale By Owner"
Other homes available—Check our web site.

Home is on a lock box. Call now for the access code to view at your leisure



Phone 317-331-9636

OwnerWanted.com

Everything you expect from homes "For Sale By Owner" but can never find.

Our mission at OwnerWanted.com is to bring you the highest quality real estate and the best possible deals.

We know that when you call about a home that is For Sale by Owner (FSBO) you expect to get something that you cannot get by going to a realtor.

You expect:

- A Better Price
 - Owner Financing
 - Creative Financing Options
 - Help with the Closing Costs
 - Flexibility on the part of the seller to help you get into a new home
-

What do you get from most sellers trying to sell their homes "By Owner?"

- Nothing Special

Most people trying to sell without a realtor simply want to save the 6 -7% commission they would have to give the broker. They don't offer any real advantage to you the buyer and they typically don't understand the details about how to complete the sale.

At OwnerWanted.com we are different. We deliver in every aspect of the home buying process.

We own the homes we sell and we offer the most comprehensive buying options imaginable in the market today. All of our homes are available with one or more of the following options:

- Private Mortgage Funding
- Partial Owner Financing
- Complete Owner Financing
- Closing Cost / Down Payment Assistance
- We TRADE for other Real Estate
- We TRADE for Anything of Value (Cars, Boats, Planes, Guns, etc.)
- We help you Re-Establish your Credit

We make it easy to own your next home and we can have you in your new home FAST.

Call us today and we will have you in a house next week

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Phone 317-331-9636

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We can help you own your new home even if you have less than perfect credit.

It is a reality for many good people that due to extenuating circumstances, their credit is damaged. We understand that and have some unique methods to help you buy a home in spite of this reality. If you are committed to owning your own house, we're committed to helping you. Here are some of the ways we can help...

Private Mortgage

- **NO BANKS**
- **NO HASSLES**
- **PAST CREDIT PROBLEMS - OK**
- **NO BROKER FEES**
- **NO REALTOR COMMISSIONS**
- **EXTREMELY LOW CLOSING COSTS**
- **REASONABLE RATES**

Our newest and best funding option! We now have the ability to give you a Private Mortgage on many of our houses. The terms on these mortgages are absolutely amazing! We make these loans almost **REGARDLESS OF PAST CREDIT.**

If you can meet the following criteria, we can have you in one of our beautiful homes in just about a week:

- Minimum Credit Score of 550
- At least 6 months since Bankruptcy Discharge
- Prior Foreclosure - OK
- NO Auto Repo's
- A Job
- Enough Income to make the payments
- **Minimum 5% Down-Payment.** This is the primary factor in your qualification as it is the only real security we have in this otherwise crazy offer. The more money you have to put down, the more credit problems we can overlook. Unlike a bank, we don't care where you get the money.

We offer *very low rates* and the lowest closing costs you will find anywhere. We will even help you get set up to refinance into the lowest rates available within a short period of time. Call us today at 317-331-9636 for a rapid qualification or fill out the enclosed Buyer Information Form and fax it to us at 775-295-3961.

Partial Owner Financing

Another one of our popular financing solutions. By financing a large portion of the overall purchase price of your home ourselves we are able to allow homebuyers the best balance between their down payment and their monthly payments.

The way it works is simple. Most banks have programs that allow people to borrow between 95 percent and 100 percent of the money they need to purchase a home. The problem is that these programs require good to excellent credit. We have access to lending programs that will allow you to borrow 80 percent to 90

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percent of the money and will allow us to loan you most of the rest of the money. What this translates to is a relatively low down payment requirement. In some cases, this can be as little as \$500.00.

This program is available to people who have had credit problems, but whose credit is not severely damaged.

We understand these programs thoroughly. You would be surprised at some of the situations which we have accepted under this program. The best way to determine if we can help you with this program is to call us at 317-331-9636 or fill out the enclosed Buyer Information Form and fax it to us at 775-295-3961.

Down Payment Assistance

We may be able to help you minimize the amount of money that you must bring for a down payment by providing you with down payment and closing cost assistance. We will always try to help every customer in this area. The best way to determine if we can help you this way is to fill out the short questionnaire which you can download here and fax to us at (775) 295-3961.

Trades

We will accept almost anything of value in trade for your down payment.

Do you have a house that you must sell before you can buy another? Are you able to afford a monthly payment but have very little cash to put down? We can help.

We will trade for land or other houses (even if you still owe the bank money).

We will trade for cars, trucks, boats, motorcycles, ATV's, etc.

We will trade for guns, computers, jewelry and like items.

We are open to most trades as long as they can meet a few simple criteria:

1. You must own the item free and clear with no liens (except Real Estate).
2. You must have proof of ownership.
3. The item must be in good condition.
4. We must determine that it is an item that we want.

We are open to your offers

Is your situation unique and not covered by any of the Special Financing Incentives we outlined above? We are open to your offers on how we can help you buy your next home from us. Just remember, it has to benefit everyone in the deal to make it a good suggestion. Call us at 317-331-9636 about the home you are interested in and a brief description of your proposition. If we like it, we will call you shortly.

OwnerWanted.com ...You can tell we want to sell houses.

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