

# NOTE

[Date]

[City]

[State]

[Property Address]

## 1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ \_\_\_\_\_ (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is \_\_\_\_\_.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

## 2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of \_\_\_\_\_ %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

## 3. PAYMENTS

### (A) Time and Place of Payments

I will pay principal and interest by making payments every month.

I will make my monthly payments on the \_\_\_\_\_ day of each month beginning on \_\_\_\_\_,

I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on \_\_\_\_\_, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at \_\_\_\_\_

or at a different place if required by the Note Holder.

### (B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S.\$ \_\_\_\_\_.

## 4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the Note Holder in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use all of my prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

## 5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (ii) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.

## 6. BORROWER'S FAILURE TO PAY AS REQUIRED

### (A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of \_\_\_\_\_ calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be \_\_\_\_\_ % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

### (B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

**(C) Notice of Default**

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

**(D) No Waiver by Note Holder**

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

**(E) Payment of Note Holder’s Costs and Expenses**

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys’ fees.

**7. GIVING OF NOTICES**

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

**8. OBLIGATIONS OF PERSONS UNDER THIS NOTE**

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

**9. WAIVERS**

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. “Presentment” means the right to require the Note Holder to demand payment of amounts due. “Notice of dishonor” means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

**10. UNIFORM SECURED NOTE**

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the “Security Instrument”), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person), without Lender’s prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
-Borrower -Borrower

SSN: \_\_\_\_\_ SSN: \_\_\_\_\_

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
-Borrower -Borrower

SSN: \_\_\_\_\_ SSN: \_\_\_\_\_

*[Sign Original Only]*



# *William Bronchick's Powerful Training Library Will Show You Real-Life Formulas for Creating Wealth!*

## **VOLUME 1: FLIPPING PROPERTIES - \$395.00**

Are you just getting started in real estate investing? Need more cash flow? Do you want to make CASH PROFIT now? This course is for anyone who wants to learn how to make IMMEDIATE CASH PROFIT in real estate. Even if you are a rank beginner, you can learn how to make money immediately in today's real estate market by flipping properties. Step-by-step details for analyzing deals, marketing to find motivated sellers and drafting purchase offers are laid out in an easy-to-understand format. Includes 214-page course book four video tapes, and six audio cassettes recorded at a live seminar, plus legal forms CD-ROM.

## **VOLUME II: HIGH PROFITS WITH LEASE/OPTIONS - \$395.00**

This all-day videotaped workshop walks you step-by-step through the mechanics of the lucrative world of lease/options. You will learn, step-by-step, the secrets of how to create instant monthly cash flow with little or no money invested, 7 creative strategies for profiting using leases & options, 10 tested ways to find lease/option properties (includes sample ads & flyers), the "sure-fire" telephone script that literally "weeds out" the unmotivated sellers, and the air-tight legal forms and strategies you need to protect yourself from disaster (including the "performance mortgage"). Updated 2002!

## **VOLUME III: ALTERNATIVE REAL ESTATE FINANCING - \$395.00**

This course gives you all of the advanced cutting-edge techniques for acquiring real estate in today's market with little or no cash, credit or personal liability. Covers the details of "subject to" transfers (including the "land trust assignment"), buying and selling on land contract, wraparounds, profiting from over-financed properties, discounting liens, subordination & substitution of collateral, foreclosure tricks and strategies, creative tax strategies for maximizing your profit, and much, much more! Includes CD-ROM with all of the latest forms, plus special bonus mortgage calculators in MS-Excel format.

## **VOLUME IV: SECRETS OF A REAL ESTATE LAWYER - \$395.00**

Are you drowning in the sea of paperwork involved in real estate transactions? Are you sick of sending your hard-earned cash on a one-way trip to your lawyer's office? Are you ready to start filling in the gaps and important legal issues that so-called "gurus" leave out of their courses? Are you interested in saving a fortune by doing some of the simple legal paperwork that real estate attorneys have had a monopoly on? If you answered "yes" to any of these questions, then you MUST have this course! "Secrets of a Real Estate Lawyer" will open your eyes to money-making possibilities you never imagined. Whether you are just getting started or are a 30-year real estate veteran, you'll acquire a wealth of information! Includes 4 video tapes, six audios and CD-ROM with state-specific real estate forms!

***\*\*Make Sure to Ask for Special Discounts for the Entire Library\*\****

### **Customer Order Form**

Name \_\_\_\_\_

E-mail \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Shipping Address \_\_\_\_\_

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Enclosed is my check payable to "Legalwiz Publications"

Please bill my MC/VISA \_\_\_\_\_ Ex \_\_\_\_\_

### **Telephone Orders:**

Toll Free 1-800-655-3632

### **Fax Orders:**

Toll Free 1-888-665-3742

### **Internet Orders:**

[www.legalwiz.com/books.htm](http://www.legalwiz.com/books.htm)

### **Mail Orders:** Legalwiz Publications

2620 S. Parker Rd #272

Aurora, CO 80014