

00:04:25 Stephen Kiern/Nashville: Good Morning/Afternoon/Evening, Everyone Worldwide, from Nashville, Tennessee, Music City, USA!
00:04:46 tmclevy: Were you going to answer leftover questions from the last meeting two weeks ago?
00:07:26 Crystal: Hey Stephen! 😊
00:09:21 Ashley: 252-808-2927
00:09:27 Ashley: assistant.connermentor@gmail.com
00:13:01 Ernesto Sazo: Hi Jay and Chaffee.
00:15:21 Chaffee-Thanh Nguyen: Hey Ernesto!
00:15:24 Chaffee-Thanh Nguyen: Hey everyone!
00:16:20 Stephen Kiern/Nashville: Replying to "Hey Stephen! 😊"

Good Afternoon, Miss Crystal!

00:16:49 Ashley: Facebook Group: Jay Conner's Private Money Academy Members
00:17:14 Edgar Alexandre 🙌 (321) 345-0091 FL: Question: How do I secure small private lenders, when I use 2 or 3 in the same project?
00:21:23 tmclevy: Thank you for answering my question. I am at work right now, so I can't talk or be on camera. I am here every two weeks to listen and learn and ask the occasional question.
00:31:24 rpaloni: It would be wise to record the option agreement to for a sandwich lease option to control the property.
00:32:34 Derrick: Q. Can a seller still buy their home back after the auction date has passed and during the 10 day upset bid period if there is a current bid?
00:33:29 Crystal: www.patlive.com/affiliates/jay-conner
00:34:21 Lynette Outen: Thanks!!!
00:35:03 Edgar Alexandre 🙌 (321) 345-0091 FL: If they are listed you have to call the agent, right?
00:37:31 Ernesto Sazo: I have a question if its ok to ask here today? since I didn't ask before the meeting. 😊
00:38:34 Edgar Alexandre 🙌 (321) 345-0091 FL: Replying to "If they are listed y..."

Thanks, Jay!!!!

00:39:00 Chaffee-Thanh Nguyen: Yes Ernesto. Ask your question. ☺
00:39:14 Chaffee-Thanh Nguyen: Anyone can ask a question on this call.
00:39:27 Ernesto Sazo: Thank you
00:42:27 Ernesto Sazo: question. For someone that is cash poor but has equity in a home, that they are willing to use as collateral for a short term private money loan would that be possible and if so how would I find and begin the process to find and present something like that.?
00:42:37 Doug Adam: Cold Calling..... got to just DIVE INTO THE POOL 🙌🙌
00:49:44 Ernesto Sazo: Hey I also have a gift for Jay. I snatched it up when I noticed it seemed like everyone was buying up the .com domains.
00:51:34 Chaffee-Thanh Nguyen: Ernesto, just to clarify, you're looking for private

money. Someone who has equity in their home may be able to get private money. Typically, they would go get a HELOC or home equity line of credit to lend to you and pocket the "spread". Not sure if that answers your question? Following Jay's system, we mention this potentially during the casual conversation and/or during the 1-on-1 presentation / Luncheon.

00:52:08 Edgar Alexandre 🙌 (321) 345-0091 FL: Reacted to "Ernesto, just to cla..." with 👍

00:55:48 Ernesto Sazo: Yes but because of being in a bad situation myself before I was able to take care of it. Now bad credit score and whenever you were in default they will not provide a traditional loan for at least 1yr. I believe that is one of the Dodd rules

00:59:25 Chaffee-Thanh Nguyen: O.k. Ernesto. Your question seemed like you were talking about someone else who had a property, not you, yourself. If you have a property with equity, yes, you can put a private lender on your own property and get private money to use. Again, following Jay's system, you share / educate people about private money. When you find someone, it doesn't matter where the property is as long as you provide them the protections that Jay provides in his system. So whether it's your property or some other property, it doesn't matter. It's not something you have to talk about specifically to the private lender. Just share the opportunity.

00:59:25 Crystal: ARV- \$200,000

01:02:04 Ernesto Sazo: Got it, Thanks. That's what I thought.

01:03:57 Edgar Alexandre 🙌 (321) 345-0091 FL: Do we disclose to lenders any details of the project? Purchase price, rehab budget, etc...?

01:05:30 Ernesto Sazo: one more question Are the traditional rules the same in the East Coast in the West coast for private money? I mean its all more mind set then anything right?

01:06:39 Wayne Wymore: 👍🔄

01:08:18 Edgar Alexandre 🙌 (321) 345-0091 FL: 12K commission, correct?

01:08:41 Crystal: ARV- \$209,000; Purchase- \$55,000; Rehab- \$55,000; Profit- ~\$85,000; closed in 12 days. Borrowed- \$110,000 (lien 1 and 2); Took a check home \$55,000

01:09:00 Chaffee-Thanh Nguyen: Edgar and Ernesto - Some - only if they ask - you are not hiding anything - and remember, they are not an active partner - they are an investor or "silent" partner. MOST private lenders won't care. They just want their checks. You telling them all that will most likely only confuse them. And you can borrow private money from anywhere in the US.

01:09:24 Edgar Alexandre 🙌 (321) 345-0091 FL: Reacted to "Edgar and Ernesto - ..." with 👍

01:09:43 Edgar Alexandre 🙌 (321) 345-0091 FL: Replying to "Edgar and Ernesto - ..."

Thanks, Chaffe !!!!

01:09:52 Crystal: jaysliveevent.com

01:14:20 Chaffee-Thanh Nguyen: Reacted to "Thanks, Chaffe !!!!" with 👍

01:15:58 Alan Hoffman: I missed the first part of this call. Is a replay available?

01:16:21 Chaffee-Thanh Nguyen: All calls are recorded and shared in the Membership site via Kajabi.

01:16:30 Chaffee-Thanh Nguyen: Give it a few days though ;o)
01:16:32 Alan Hoffman: thanks!
01:16:37 Lynette Outen: GREAT Call. Thanks!!!
01:16:59 Eleanor Moday: thank you
01:17:01 Ernesto Sazo: Thank you will try
01:17:07 Edgar Alexandre 🙌 (321) 345-0091 FL: Thank you all!!!
01:17:12 Rick Meyer: Thank you