



## Nationwide Secured Capital Purchase Criteria

Updated 1/1/2016

### NSC Buys More

NSC purchases A/B/C/D Notes in all 50 states to its own accounts and to private investors and funds, whom we represent, that do not advertise to the market.

NSC specializes in partial purchase options on almost ALL notes that other investors will not consider – small balance, short balloon, interest only, bad credit, zero down/negative equity, unseasoned rehab/flip notes, and MORE. Send us your turndowns/cancels.

NSC also specializes in purchase of notes on unique properties such as land, churches, gas stations, junk yards, industrial properties, and MORE.

NSC WebCASH™ referral system pays referral fees on all leads which generate a purchase, even years later – leads from your company's private link are marked, and tracked permanently in our system.

Register at [www.NationwideSecuredCapital.com/WebCash](http://www.NationwideSecuredCapital.com/WebCash)

### NSC Buys MORE - What We Buy:

- ALL credit scores and profiles accepted. BK acceptable. Foreclosure acceptable. ALL Scores below 600 or 500 acceptable. Fed Liens acceptable.
- ALL property types accepted. We do not buy notes with project or development collateral which would have VERY limited market as REO. We do not buy notes with collateral in poor condition, or in bad areas/neighborhoods.
- \$30,000 minimum property value for strong markets and good property. \$75,000 minimum property value for Soft or Challenged

markets = rust belt, Florida, New York rural/remote areas, etc. \$75,000 minimum property value.

- ALL seasoning, including 0 payments. NO minimum seasoning.
- ALL LTV ration - NO minimum equity requirement. Zero, or Negative equity (underwater loans) accepted
- ALL locations - All 50 states; Ineligible Metro Areas : Detroit, Baltimore
- ALL Occupancy - Owner or tenant. Vacant/non-occupied properties on a selective basis, with requirement of full interior appraisal.
- ALL Flip or rehab properties acceptable - less than 12 month seasoning acceptable.
- ALL Pay History accepted - best pricing with 3rd party records from servicer or bank, or money order records , however cash payments, and or missed payments/ imperfect payment history accepted
- ITV limits < 40% apply for all internal purchases; NSC provides partial purchase cash out options , for almost every note by limiting investment ratio. We also represent private investors who will purchase to 70% ITV on better Notes.
- Typical investments Minimum \$10,000 to Maximum investment of \$200,000.

#### WHAT WE DO NOT BUY

- We do not buy notes with project or development collateral which would have VERY limited market as REO.
- We do not buy notes with collateral in poor condition, or in bad areas/neighborhoods with drugs/crimes/boardups.
- We do not buy notes with borrowers in BK where the Trustee is not the party making the payments or the loan has not been released from the BK.
- We do not buy within 150 radius, these Metros: Detroit, Baltimore