

100%

FINANCED



Megan & Jacob Taylor received 100% financing through their education and training with the Lee Arnold System.

Actual HUD Statement

Description	Borrower/Buyer	Debit	Credit
Financial			
Sale Price of Property		\$ 47,000.00	
Loan Amount			\$ 82,200.00
Provisions/Adjustments			
County Taxes 11/02/23 to 01/01/24		\$ 49.26	
Loan Charges to Circle of Wealth Fund III LLC			
Prepaid Interest \$ per day from 11/02/23 to 12/01/23		\$ 205.29	
Other Loan Charges			
1.5% of Loan Amount (Points)	to COGO CAPITAL	\$ 1,233.00	
CONSULTING FEE	to COGO CAPITAL	\$ 1,187.00	
SERVICING SETUP FEE	to LAKE CITY SERVICING	\$ 225.00	
LOAN SERVICING FEE	to LAKE CITY SERVICING	\$ 240.00	
ESCROW HOLDBACK FEE & FUNDING	to LAKE CITY SERVICING	\$ 300.00	
FUNDING FEE	to SECURED INVESTMENT CORP	\$ 150.00	
DRAW PROCESSING FEE	to LAKE CITY SERVICING	\$ 750.00	
INSPECTION FEE	to [REDACTED]	\$ 450.00	
CREDIT, BACKGROUND & RUDOC-CERT	to COGO CAPITAL	\$ 111.50	
PARTIAL APPLICATION REFUND	to COGO CAPITAL	\$ 100.00	
UNDERWRITING & PROCESSING FEE	to COGO CAPITAL	\$ 990.00	
DOC PREP	to [REDACTED]	\$ 300.00	
REHAB ESCROW FUNDS	to LAKE CITY SERVICING	\$ 23,300.00	
Expenses			
Title Charges & Escrow / Settlement Charges			
Title - Lender's Title Insurance to [REDACTED] Coverage: \$ 82,200.00 Premium: \$ 35.40		\$ 35.40	
Title - CLOSING PROTECTION LETTER	to [REDACTED]	\$ 25.00	
Title - E RECORDING	to [REDACTED]	\$ 10.00	
Title - OVERNIGHT DELIVERY	to [REDACTED]	\$ 25.00	
Title - SETTLEMENT FEES	to [REDACTED]	\$ 350.00	
Title - SEARCH AND EXAM	to [REDACTED]	\$ 205.00	
Title - WIRE FEE	to [REDACTED]	\$ 30.00	
Government Recording and Transfer Charges			
Recording Fees Doc: 327.00 Mortgage: 0.00	to [REDACTED]	\$ 96.00	
Payoffs			
Miscellaneous			
BROKER FEE	to J&M CAPITAL ENTERPRISE, LLC	\$ 2,466.00	
Borrower's Insurance Premium (inc.)	to [REDACTED]	\$ 816.00	
Subtotal		\$ 286,371.42	\$ 82,200.00
Balance Due TO		\$ 1,828.53	
TOTALS		\$ 62,000.00	\$ 62,000.00

The Details

Client: Megan & Jacob Taylor
Dollars Invested: \$0 Dollars invested in deal

Financing Benefit: Earned 100% Financing benefit by attending Lee's Inner Circle Real Estate training

Deal: Purchase & Rehab

Address: 2610 Lafayette Street
Saint Joseph, MO 64507

Entity: J&M Capital Enterprise, LLC

Borrower: Megan & Jacob Taylor

Purchase: \$47,000

Rehab: \$23,300

ARV: \$160,000

Loan Amount: \$82,200

Closing Cost covered in the loan.

Received a check for \$2,466.00 for being the Broker on the loan.

Walked away from the table with a check in hand \$1,828.53