WHO ARE WE?

Founded in 1985, Escrow Services, Inc. is an independent third party servicer of seller financing instruments including Bond for Deed Contracts, Land Contracts, Installment Options, Leases, Lease Purchases, and Private Notes. We are located in the Greater New Orleans area and are licensed, examined, and bonded by the Louisiana Office of Financial Institutions. We service a variety of seller financing instruments throughout the country in accordance with pertinent regulatory and licensure requirements.

WHAT IS A PRIVATE MORTGAGE?

What we refer to as a private mortgage is a transaction where the Seller of a property transfers title to the Purchaser, who in turn executes a promissory note secured with a mortgage or deed of trust as security for the note. This security can be either a first or second lien on the property. While the property involved may be commercial in nature, more often than not the property is a residential property utilized by the Borrower as their dwelling, which necessitates particular servicing considerations.

MORE INFORMATION

We welcome your inquiry for more information on the benefits of working with Escrow Services and how we can help you with servicing your note, note portfolio, lease or lease purchase.

Additional information is available at our website: **www.escrowserviceinc.com**

You can contact us either by email at **service@escrowserviceinc.com** or by phone at **985-626-3727**.

Escrow Services, Inc.

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NOTE AND LEASE SERVICING

www.escrowserviceinc.com

HOW WE CAN HELP

If the Seller or Investor does not want to assume the servicing responsibilities of a lender but rather maintain a passive role, Escrow Services can fulfill both regulatory and ethical obligations, as well as provide ancillary benefits associated with the involvement of an independent third party servicer. These include:

- Complete and accurate records of all payments
- Monthly billing in accordance with CFPB requirements
- ACH drafting of note or lease payments
- ACH direct deposit of note payments to lenders/lessors
- On line account look up
- Optional disbursements to third parties (HOA dues, condo fees, etc.)
- Tax and Insurance escrows
- Providing IRS Forms 1098 & 1099, where appropriate
- Protection of lessees on lease purchases where there is an underlying mortgage(s) by direct payment to mortgagee(s)
- Timely and documented response to borrower inquires, payoff requests, and disputes
- Maintenance of independent third party detailed account payment histories to:
  - Facilitate Borrower/Lessor refinancing requests
  - Enhance valuations for note investors desiring to sell notes they hold
  - Support enforcement of provisions of the note/lease obligation
- Establishing an arms-length relationship in transactions involving friends and family or investments in mortgage notes held in pension plan accounts.

ADDITIONAL CONSIDERATIONS

Regulatory

With the enactment of the Dodd-Frank Act in 2010 and creation of the Consumer Protection Bureau, new and evolving requirements for servicing of private mortgages have been and continue to be promulgated. Exemptions from some servicing requirements apply for small loan servicers, such as sellers and investors servicing their own note(s), however other aspects of servicing are not exempted by small servicer provisions. In addition, many states now require licensure for mortgage loan servicers. Staying abreast of applicable regulations and evolving interpretations of existing regulations and licensure requirements can be facilitated by engaging a properly licensed, professional note servicer such as Escrow Services. We are able to service mortgage secured notes in numerous states and will continue to meet all regulatory servicing requirements as they evolve.

Pension Fund Investments

A protracted period of low interest rates on traditional IRA investments, coupled with volatility in the stock market, has occasioned many investors to look for alternative investments in self-directed IRA accounts. Among the more attractive of such investments are private mortgage notes. Purchase decisions are made by the IRA account beneficiary, but are typically facilitated by an administrator and/or custodian. In such investments the made payable to the beneficiary. Strict compliance is necessary to avoid problems relating to excess contributions and/or personal use. Administrators and custodians no longer offer note servicing and many now require the beneficiary to utilize the services of a third party servicer to avoid the headaches and pitfalls associated with note servicing. Payments are made directly to Escrow Services and we in turn disburse the funds to the IRA for the benefit of the Beneficiary. We work with numerous administrators and custodians to help beneficiaries maintain compliance with IRS and regulatory requirements.