

loan payoff letter sample

Understanding the Loan Payoff Letter Sample: Your Guide to Financial Clarity

loan payoff letter sample is an essential document for anyone looking to fully understand their financial obligations and finalize their loan agreements. Whether you're paying off a mortgage, auto loan, personal loan, or student loan, obtaining and reviewing a payoff letter is a crucial step. This comprehensive guide will delve into what a loan payoff letter sample entails, why it's so important, the key information it contains, how to request one, and what to do once you receive it. We'll explore various scenarios where a loan payoff letter is vital, from refinancing to selling assets, and provide insights to ensure you navigate this process with confidence and accuracy. Understanding the intricacies of a loan payoff letter sample empowers you to manage your finances effectively and achieve complete financial closure.

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What is a Loan Payoff Letter?

A loan payoff letter, often referred to as a payoff statement or loan termination letter, is an official document provided by your lender. It details the exact amount of money you need to pay to completely satisfy your outstanding loan balance. This amount typically includes the principal balance, any accrued interest up to the payoff date, and potential fees such as late fees, prepayment penalties (though less common now due to regulations), or administrative charges. The letter serves as a definitive statement from the lender outlining the final settlement figure required to close out your loan account. It's a critical piece of financial documentation that confirms your debt has been or will be fully extinguished upon payment.

Why is a Loan Payoff Letter Sample Crucial?

The importance of a loan payoff letter sample cannot be overstated. It provides transparency and certainty in financial transactions. Without it, you might overpay or underpay, leading to complications. For instance, if you're selling a house with a mortgage, the buyer's lender will require proof that the existing mortgage is being paid off. Similarly, if you're refinancing, you need to know the exact figure to present to the new lender. A payoff letter sample also protects you by clearly stating what is included in the payoff amount, preventing unexpected charges later. It's a crucial document for financial record-keeping, providing a clean slate and proof of debt resolution, which is vital for your credit history and future borrowing capabilities.

Ensuring Accurate Financial Settlements

Accurate financial settlements are paramount. A loan payoff letter sample guarantees that you are paying the precise amount owed. This prevents future disputes or the need for additional payments, which can be stressful and financially inconvenient. Lenders are obligated to provide this information, and it's your right to have it. The letter acts as a confirmation that, upon your payment, the loan will be considered fully satisfied and closed.

Facilitating Refinancing and Home Sales

When you plan to refinance an existing loan, such as a mortgage, the new lender will need to pay off the old one. The payoff amount is critical for them to determine the new loan's terms. Similarly, if you are selling a property, the title company or closing agent will use the payoff letter to ensure the mortgage lien is released from the property's title upon sale. A clear and accurate loan payoff letter sample simplifies these complex transactions.

Protecting Your Credit Score

Fully paying off a loan correctly, as indicated by the payoff letter, is essential for maintaining a healthy credit score. An incomplete payoff can result in the loan remaining open or inaccurately reported, potentially impacting your ability to secure future credit. Having the documented proof of payoff ensures all parties are aligned and that the account is reported as closed and satisfied to credit bureaus.

Key Information Found in a Loan Payoff Letter Sample

A well-prepared loan payoff letter sample will contain several critical pieces of information that are essential for understanding your loan's final settlement. Carefully reviewing each component ensures accuracy and completeness. Missing or incorrect details can lead to significant issues, so attention to detail is key.

Borrower Information

This section will clearly identify the borrower(s) by name and include account numbers and possibly the property address if it's a secured loan like a mortgage. It ensures the letter pertains to the correct individual and loan.

Lender Information

The letter will display the name and contact information of the lending institution. This is important for verification and for directing your payment.

Loan Details

Information about the original loan, such as the loan type (e.g., mortgage, auto, personal), the original loan amount, and the origination date, will be provided. This helps in identifying the specific loan being settled.

Payoff Amount Calculation

This is the most critical part. It will clearly state the total payoff amount required. This figure is usually broken down:

- **Current Principal Balance:** The remaining amount of the original loan you owe.
- **Accrued Interest:** Interest that has accumulated since your last payment up to the specified payoff date.
- **Late Fees:** Any penalties for missed or late payments.
- **Other Fees:** This might include administrative fees, processing fees, or, in some cases, prepayment penalties, although these are less common due to consumer protection laws.

Payoff Effective Date

The letter will specify a date by which the payoff amount is valid. If you pay after this date, the amount may change due to additional interest or fees. It's crucial to make the payment by this date or request an updated letter.

Payment Instructions

Clear instructions on how to make the payment will be provided. This often includes a mailing address for checks, wire transfer details, or online payment portal information. It's vital to follow these instructions precisely to ensure the payment is processed correctly.

Lien Release Information

For secured loans like mortgages or auto loans, the letter should mention how the lien will be released from the property or vehicle once the loan is fully paid. This might involve instructions for the borrower to follow up or a statement that the lender will initiate the process.

How to Request a Loan Payoff Letter Sample

Requesting a loan payoff letter sample is a straightforward process, but it requires direct communication with your lender. Most lenders have established procedures for this. It's advisable to make your request in writing to have a record of your communication.

Contact Your Lender Directly

The first step is to contact your loan servicer or the lender directly. You can usually do this by phone, through their online portal, or by mail. Many lenders have a dedicated department for payoff requests.

Specify Your Request

When you contact them, clearly state that you need a loan payoff letter or statement. Specify the exact date for which you need the payoff amount calculated. This is especially important if you have a specific closing date in mind for a sale or refinance.

Provide Necessary Information

Be prepared to provide identifying information, including your account number, name, address, and potentially other security details to verify your identity. This ensures they can locate your loan account accurately.

Request it in Writing

For documentation purposes, it's best to follow up any phone conversations with a written request, either via email or certified mail. This creates a paper trail and ensures accuracy. You can use a sample request letter format to guide you.

Allow Sufficient Time

Lenders typically require a few business days to process and send out a payoff letter. Factor this processing time into your financial planning, especially if you have a time-sensitive transaction like a home sale or refinance closing date approaching.

What to Do After Receiving Your Loan Payoff Letter Sample

Once you receive your loan payoff letter sample, it's crucial to review it thoroughly before proceeding with any payment. This step ensures everything is accurate and that you understand the terms of the payoff.

Review All Details Meticulously

Scrutinize every piece of information in the letter. Verify your name, account number, the payoff amount, and the breakdown of principal, interest, and any fees. Ensure the payoff effective date aligns with your plans.

Confirm Payment Method and Deadline

Double-check the accepted payment methods and the deadline. If paying by mail, confirm the exact address. If making a wire transfer, ensure you have all the necessary bank details. If the payoff date is approaching, contact the lender if you have any doubts about the payment process.

Make the Payment

When you are ready, make the payment according to the instructions provided. It is highly recommended to send a cashier's check or wire transfer for large amounts to ensure immediate credit

and reduce the risk of payment delays or loss in transit. Obtain a receipt for your payment.

Request Confirmation of Payoff and Lien Release

After your payment has been processed (allow a few business days for this), contact your lender to confirm that the loan has been fully paid off. You should also request written confirmation of the payoff and, for secured loans, documentation that the lien has been released. This lien release document is vital for proving ownership free of debt.

Update Your Records

Keep the loan payoff letter, your payment receipt, and the confirmation of payoff and lien release in a safe place. These documents serve as proof of your financial responsibility and can be important for future reference or in the unlikely event of a dispute.

Loan Payoff Letter Sample for Different Loan Types

While the core purpose of a loan payoff letter sample remains the same across different loan types, the specific details and implications can vary. Understanding these differences is crucial for accurate financial management.

Mortgage Loan Payoff Letter Sample

For a mortgage, the payoff letter is extremely important as it directly impacts the title of your property. It will include the remaining principal balance, accrued interest, and any fees. Upon full payment, the lender will execute a deed of reconveyance or similar document to release their lien on your property, which must be recorded with the local county recorder's office.

Auto Loan Payoff Letter Sample

An auto loan payoff letter will detail the amount needed to clear the debt on your vehicle. Once paid, the lender will release the lien on the car's title. You will then be able to get a clear title in your name, which is necessary if you wish to sell the vehicle or avoid issues with future financing or insurance.

Personal Loan Payoff Letter Sample

For unsecured personal loans, the payoff letter provides the final amount to close the account. While there's no physical asset to release a lien from, the letter confirms the debt is settled and should be reported as such to credit bureaus. This is vital for improving your creditworthiness.

Student Loan Payoff Letter Sample

Student loan payoff letters are particularly important, especially if you are considering refinancing or applying for income-driven repayment plans. They will show the total amount due, including any accrued interest and potential administrative fees. Ensuring a student loan is fully paid off is essential for federal loan forgiveness programs and for maintaining a clear financial record.

Common Questions About Loan Payoff Letter Samples

Navigating the process of obtaining and understanding a loan payoff letter sample can bring up questions. Here are answers to some of the most common inquiries.

What is the difference between a payoff amount and the remaining

balance?

The remaining balance is the principal amount you owe. The payoff amount includes the remaining principal plus any accrued interest, fees, and other charges up to a specific date. It is the true cost to close out the loan completely.

Can I negotiate the payoff amount?

Generally, the payoff amount is fixed and based on your loan agreement. However, in some situations, especially with defaulted loans, lenders might be willing to negotiate a settlement amount. This is often referred to as a "settlement letter" rather than a standard payoff letter.

What if I can't pay the full payoff amount by the specified date?

If you cannot meet the payoff deadline, you must contact your lender immediately. They can often provide an updated payoff quote for a later date, though the amount will likely be higher due to additional accrued interest. Failure to do so might lead to the loan not being considered paid off, and further complications.

How long does it take to receive a payoff statement after requesting it?

Processing times vary by lender but typically range from 2 to 5 business days. It's wise to request it well in advance of any critical financial deadlines.

Frequently Asked Questions

What is a loan payoff letter?

A loan payoff letter, also known as a loan demand letter or payoff statement, is a document provided by your lender that outlines the exact amount of money needed to fully pay off your outstanding loan balance as of a specific date. It includes the principal balance, accrued interest, any fees, and late charges.

Why do I need a loan payoff letter sample?

You'd need a loan payoff letter sample to understand what information to expect from your lender when you're ready to pay off a loan. It helps you verify the accuracy of the lender's statement and ensure you're paying the correct amount, especially if you're refinancing or selling a property.

What key information should be included in a loan payoff letter?

A comprehensive loan payoff letter should include: the loan account number, the payoff amount, the effective date of the payoff amount, a breakdown of the amount (principal, interest, fees), the lender's name and contact information, and instructions on how to make the payment.

How far in advance should I request a loan payoff letter?

It's generally recommended to request a loan payoff letter at least 10-15 business days before your intended payoff date. This allows ample time for the lender to generate the letter and for you to review it and make arrangements for payment.

What happens if I pay the exact amount on the payoff letter by the specified date?

If you pay the exact amount specified on the payoff letter by the effective date, your loan will be considered fully satisfied. The lender will then typically send you a 'paid in full' notice and release any liens or security interests they hold on your property or assets.

What if the payoff amount on the letter is different from what I calculated?

If the payoff amount differs from your calculation, contact your lender immediately. There might be unapplied payments, additional fees, or errors in their calculation. Review your loan statements and the letter carefully with the lender to resolve any discrepancies.

Can I negotiate the payoff amount on a loan payoff letter?

For most standard loans (like mortgages or auto loans), negotiation of the payoff amount isn't typically an option as it's based on contractual terms. However, in cases of loan delinquency or a short sale, lenders might sometimes be open to a negotiated settlement, but this is not standard practice.

Where can I find reliable loan payoff letter samples?

Reliable loan payoff letter samples can often be found on the websites of financial institutions, consumer advocacy groups, or through reputable legal document template providers. However, always ensure the sample is relevant to your specific loan type and consult with your lender for the official document.

Additional Resources

Here are 9 book titles related to loan payoff letters, with descriptions:

1. *The Savvy Borrower's Guide to Debt Freedom*

This comprehensive guide walks readers through the entire process of managing and eliminating debt. It emphasizes understanding loan agreements, the importance of official payoff documentation, and how to effectively use a payoff letter for strategic financial planning. The book provides practical steps for negotiating with lenders and ensuring a clean exit from your financial obligations.

2. *Mastering Your Mortgage: From Application to Payoff*

Focused on the complexities of home loans, this book covers everything a homeowner needs to know. A significant portion is dedicated to understanding mortgage statements, calculating payoff amounts accurately, and the crucial role of the payoff letter in finalizing the sale or refinancing of a property. It aims to empower borrowers with knowledge and control over their largest debt.

3. Credit Score Secrets: Repair and Rebuild with Confidence

While primarily about credit health, this book touches upon the impact of loans on your credit profile. It explains how successfully paying off loans, evidenced by a clear payoff letter, significantly improves your creditworthiness. The book offers strategies to leverage loan payoffs as a powerful tool for credit repair and future borrowing.

4. Financial Literacy Foundations: Building a Secure Future

This foundational text introduces key personal finance concepts, including debt management and loan repayment. It highlights the importance of obtaining official documentation from lenders, such as a payoff letter, as proof of zero balance and a critical step in personal financial statements. The book emphasizes building a solid understanding of financial tools for long-term stability.

5. Loan Negotiation Strategies: Getting the Best Terms and Settlements

This book delves into the art of interacting with lenders, covering everything from initial loan applications to resolving outstanding balances. It dedicates a chapter to the significance of the loan payoff letter, explaining how it formalizes an agreement and can be used in negotiations for early payoff discounts or settlement purposes. The aim is to equip borrowers with the confidence to engage with financial institutions.

6. The Debt Reduction Roadmap: Eliminating Your Financial Burdens

This practical guide provides a step-by-step plan for tackling various types of debt. It emphasizes the end-goal of loan extinguishment and the critical documentation required, with the payoff letter serving as the ultimate confirmation of a debt's closure. The book offers motivational strategies and actionable advice to achieve debt-free living.

7. Smart Money Moves: Investing, Saving, and Debt Management

This all-encompassing personal finance book integrates debt management within a broader financial strategy. It details how paying off loans efficiently frees up capital for investment and saving. The importance of the loan payoff letter is presented as the official confirmation that allows individuals to reallocate funds previously committed to debt repayment.

8. Consumer Rights and Financial Protection: Your Legal Toolkit

This book focuses on empowering consumers with knowledge of their rights in financial dealings. It explains the legal standing of a loan payoff letter as an official document from the lender, protecting the borrower from future claims. The guide ensures readers understand their rights throughout the loan lifecycle and at the point of payoff.

9. The Entrepreneur's Financial Handbook: Funding and Managing Your Business

Tailored for business owners, this handbook addresses the financial aspects of starting and running a venture. It covers business loans and the critical need for clear loan settlement documentation. The book highlights the loan payoff letter as essential for demonstrating financial health to future investors and lenders, showcasing responsible debt management.

[Loan Payoff Letter Sample](#)

Loan Payoff Letter Sample: Finally, Achieve Financial Freedom

Are you drowning in debt? Tired of endless monthly payments and the crushing weight of loan balances? You're not alone. Millions struggle with loan repayments, feeling trapped and unsure how to navigate the complex process of paying off their loans. The fear of errors, missed deadlines, and potential complications can be overwhelming. But what if there was a simple, straightforward way to ensure your loan is paid off correctly and efficiently, leaving you free from the burden of debt?

This ebook, "Loan Payoff Letter Sample: Your Guide to Debt-Free Living," provides you with the tools and knowledge to confidently manage your loan payoff process. It takes the mystery out of this often-daunting task, guiding you every step of the way.

Author: Financial Freedom Solutions

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Loan Payoff Letter Sample: Your Guide to Debt-Free Living

Introduction: Understanding the Importance of a Formal Loan Payoff Letter

Congratulations on taking the crucial step towards financial freedom! Paying off a loan is a significant achievement, but ensuring the process is smooth and error-free is just as important. A formal loan payoff letter serves as your official request to the lender, outlining your intention to pay the loan in full and providing all the necessary information for accurate processing. This letter protects you from potential misunderstandings, disputes, and lingering debt. A well-written letter ensures a clean and complete payoff, allowing you to move forward without the worry of unexpected charges or lingering balances. Ignoring this critical step can lead to late payment fees, damaged credit scores, and continued financial stress. This guide will walk you through crafting the perfect letter, ensuring a hassle-free payoff experience.

Chapter 1: Crafting the Perfect Loan Payoff Letter: Essential Components and Formatting

A well-structured loan payoff letter needs to be clear, concise, and unambiguous. It should include the following essential components:

Your Contact Information: Your full name, address, phone number, and email address. This allows the lender to contact you if they require clarification or additional information.

Loan Account Information: This is the most critical part. Include your loan account number, the loan type (e.g., mortgage, auto loan, personal loan), and the original loan amount. Any reference numbers provided on your statements are crucial.

Payoff Amount: Specify the exact amount you are paying to fully settle the loan. This should match the payoff amount provided by the lender. Any discrepancies can delay the process.

Payment Method: Clearly state your payment method (e.g., check, wire transfer, electronic payment). If using a check, include the check number. For electronic payments, include transaction details.

Date of Payment: Specify the date you are making the payment.

Request for Confirmation: Clearly request confirmation of the loan payoff once the payment is processed. This ensures you have official documentation of the completed transaction.

Formal Closing: A professional closing like "Sincerely," followed by your signature and printed name.

Formatting:

Use a professional tone: Avoid slang or informal language.

Maintain a clear and concise format: Use bullet points or numbered lists if necessary.

Proofread carefully: Errors can lead to misunderstandings.

Use professional letterhead (optional): This adds a touch of formality.

Chapter 2: Gathering Necessary Information: Account Numbers, Balances, and Contact Details

Before you begin writing your letter, gather all the necessary information. This includes:

Loan Account Number: Locate this on your monthly statements or loan documents.

Current Loan Balance: Contact your lender to obtain the exact payoff amount. This is usually different from your outstanding principal balance due to interest accruals.

Lender's Contact Information: Include the lender's full name, address, and phone number. This information should be readily available on your loan statements.

Payment Information: Determine your preferred payment method and gather any necessary details (e.g., checking account number, routing number for wire transfers).

Chapter 3: Handling Multiple Loans: Strategies for Efficient Payoff

If you have multiple loans, managing their payoff requires a more organized approach. Consider these strategies:

Prioritize Loans: Focus on paying off high-interest loans first to minimize overall interest payments.

Create a Spreadsheet: Track the balances, due dates, and contact information for each loan.

Write Separate Letters: Send a separate payoff letter for each loan. This helps avoid confusion and ensures accurate processing.

Maintain Records: Keep copies of all correspondence, payment confirmations, and loan documents.

Chapter 4: Verifying Your Loan Payoff: Steps to Ensure Accurate Processing

Once you've sent your payoff letter and made your payment, don't assume it's done. Follow these steps:

Request Confirmation: Follow up with the lender to confirm receipt of your payment and the successful payoff of your loan.

Check Your Credit Report: After a few weeks, check your credit report to ensure the loan has been removed from your account.

Obtain a Payoff Statement: Request a formal payoff statement from the lender as proof of the completed transaction.

Chapter 5: Dealing with Potential Issues: Late Payments, Disputes, and Other Challenges

Despite your best efforts, issues may arise. Be prepared to handle them proactively:

Late Payments: Contact the lender immediately if you anticipate a delay in your payment to avoid late fees.

Disputes: If there are discrepancies in the payoff amount or any other issues, address them promptly and in writing.

Escalation: If you can't resolve issues directly, escalate the matter to a supervisor or consumer protection agency.

Chapter 6: Maintaining Records: Organizing Your Documents for Future Reference

Maintaining organized records is crucial for future reference and in case of any disputes. Consider:

Digital Filing: Store electronic copies of all documents in a secure, organized system.

Physical Filing: Keep physical copies of important documents in a safe place.

Regular Reviews: Periodically review your records to ensure everything is accurate and up-to-date.

Chapter 7: Celebrating Your Financial Freedom: Next Steps After Loan Payoff

Paying off a loan is a significant accomplishment. Celebrate your success and plan for your financial future:

Review your budget: Analyze your spending habits and identify areas for improvement.

Set financial goals: Establish new goals such as saving for retirement, investing, or purchasing a home.

Build an emergency fund: Create a savings account to cover unexpected expenses.

Conclusion: Recap and Resources for Continued Financial Success

This ebook has provided a comprehensive guide to writing a loan payoff letter and navigating the process of paying off your loans. Remember to maintain organized records, communicate effectively with your lenders, and celebrate your hard-earned financial freedom! Continue to build upon this success by setting new financial goals and actively managing your finances.

FAQs

1. What happens if I make a mistake in my payoff letter? Contact the lender immediately to correct any errors.
2. How long does it take to process a loan payoff? Processing times vary by lender but usually take a few business days to a few weeks.
3. What if my payoff amount is different from the lender's quoted amount? Contact the lender to clarify the discrepancy.
4. Should I send my payoff letter via certified mail? Yes, certified mail provides proof of delivery.
5. What if the lender doesn't respond to my payoff letter? Follow up with a phone call or email.
6. Can I pay off my loan early? Generally, you can, but check your loan agreement for any prepayment penalties.
7. What should I do if I can't afford to pay off my loan? Contact the lender to explore options such as repayment plans or debt consolidation.
8. How can I improve my credit score after paying off a loan? Maintaining a good payment history on other accounts will positively affect your score.
9. Where can I find additional resources on debt management? Numerous reputable websites and non-profit organizations offer financial advice and resources.

Related Articles:

1. Understanding Loan Payoff Amounts: A detailed explanation of calculating payoff amounts, including interest and fees.
2. Negotiating Lower Loan Payoff Amounts: Tips and strategies for reducing your payoff amount through negotiation with the lender.
3. Different Loan Payoff Methods: A comparison of various payment methods (check, wire transfer, online payment).
4. Avoiding Loan Payoff Scams: How to identify and avoid common loan payoff scams.
5. Protecting Yourself After Loan Payoff: Steps to secure your financial information and prevent identity theft.
6. Building a Strong Financial Foundation: Strategies for building good financial habits after paying off your loans.
7. Creating a Realistic Budget: A guide to creating and managing a budget to avoid future debt.
8. Debt Consolidation Strategies: Examining different options for consolidating multiple debts into a single loan.
9. The Importance of Financial Literacy: Resources and information to enhance your understanding of personal finance.

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loan payoff letter sample: Lloyd Segal, 2007-02-01 Foreclosure is not the end of the world - or even the end of your home, necessarily. First, know that you're not alone. Foreclosures affect all kinds of people and all kinds of properties. Like many people faced with foreclosure, you may feel helpless, hopeless, and resigned to giving up your house without trying to save it. If so, cheer up! You actually have some good, solid options to take control of the situation, avoid foreclosure proceedings, and even protect your credit. Depending on which option you choose, Stop Foreclosure Now will help you: * decide whether your property is really worth saving * figure out how much time you have to respond * negotiate with your lender * use the courts to stop the foreclosure * decide whether bankruptcy is a good option * arrange to refinance your property * sell your property quickly Includes all the necessary forms and step-by-step instructions.

loan payoff letter sample: *Loan Processing: Career Training* Alex Johnson, 2013-11-18

Becoming a loan processor is a wise career choice. Loan Processors are in powerful demand and earn an exceptional income. After using our training book you can start grossing the income you always anticipated. Furthermore, once in the mortgage industry many opportunity doors will open wide for you in additional areas. We have designed our training to be short, successful and uncomplicated. We included sample forms, and the National Component Prep Test, A and B. C. with answers. This book includes extra sections for employment interviewing, helpful tips, suggestions and much more. We have offered you all we can, now you have to take the first step, then keep walking! You can only grow from this point on. You do not have to be among the unemployed. Your life's success depends on your personal efforts and limitations, but your door of opportunity is knocking. If you have been searching for an opportunity to earn a substantial income, this is exactly what you have been looking for?

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loan payoff letter sample: Debt 101 Michele Cagan, 2020-02-11 Get out of debt and use credit wisely with this easy-to-understand, comprehensive guide to making your debt work for you. The key to borrowing, managing, and paying off debt is understanding what it is, how it works and how it can affect your finances and your life. Debt 101 is the easy-to-follow guide to discovering how to pay off the debt you have plus learning how to use debt to your advantage. Debt 101 allows you to take control of your money with strategies best suited for your personal financial situation—whether you are buying a home or paying off student loans. You will learn the ins and outs of borrowing in a simple, straightforward manner, managing student loans and credit card debt, improving your credit score, understanding interest rates, good debt vs. bad debt, and so much more. Finally, you can get ahead of the incoming bills and never let your debt intimidate you again!

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2012-07-02 Pre-foreclosure real estate is one of the hottest investment opportunities on the market. The Pre-Foreclosure Property Investor's Kit offers step-by-step instruction and no-nonsense advice on how to find great deals, estimate fair market value, negotiate with sellers, sell your property on your own, and win big in real estate. You'll learn how to get the best deals on foreclosure properties before they go to auction and utilize simple ready-made worksheets, checklists, forms, and agreements that make getting started easy. Even people of modest means can get into pre-foreclosure investing all it takes is a little hard work, persistence, and the tools you'll find in this handy guide.

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