

Wholesaling (Quick Flips)

What do I do if I can't find a title company to do double closes?

You will likely be able to find a title company willing to do double closes by attending your local REIA meeting. Make sure you attend the next one in your area. You will sometimes need to utilize a transactional lender to fund the deal so that you can do a double closing and prevent the buyer and seller from seeing how much you are making on a deal with a large profit margin. If in the rare circumstance there truly aren't any title companies willing to do a double closing which would hide your profit margin from the buyer and seller, you can simply spend more time building rapport with the buyers and sellers and disclose everything to ensure that your profit margins aren't a surprise at the closing table, and keep the deal from falling apart. Worst case scenario; you will have to accept a lower profit margin to appease the buyer and/or seller and complete the deal.

Unique solution ID: #1513

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Last update: 2016-05-18 01:25