

BOND for DEED

- A Louisiana contract to sell real estate where the purchase price is paid in installments and title is transferred upon the fulfillment of the payments. In other states it is called "Land Contract" or "Contract for Deed"
- To protect all parties, Louisiana law requires the services of a licensed escrow agent when there is an underlying mortgage
- The term of the contract is strictly between the Buyer and Seller
- Bond for Deed is commonly used when the Buyer or the property does not meet the requirements for a traditional mortgage
- Used as Bridge Financing to temporarily finance today until a future date when refinancing is more favorable
- Bond for Deed is an inheritable contract
- A type of Owner Financing

REALTORS

- Increase your sales rate
- Broaden your client pool
- Option to distribute your commission over time
- Help your clients by offering non-traditional financing
- Ask how your clients will save money

TITLE COMPANIES

- Contact us for document preparation
- Let our experienced staff review your Bond for Deed contract to ensure all parties are protected
- We are experts in setting up and servicing escrow accounts
- We can answer your questions regarding 'wrap around' mortgages and how a Bond for Deed payment will be disbursed



**Owner Financing.
Secured.**

Distinguished Customer Service
Quality. Courtesy. Consistency.

Call Us Today!
985.626.5995

PelicanEscrow@gmail.com
P.O. Box 181
Mandeville, LA 70470
E-Fax: 800.815.6317
www.pelicanescrowservices.com

NMLS# 1502740



Pelican Escrow Services, LLC

Servicing Bond for Deed and Private Mortgages

ESCROW AGENT

Third party
administrator
servicing the Real
Estate community

Let us Open Doors
for Homeowners
Like You!



How we service you, the

BUYER

WHEN TO CALL US

- When Buyer or property does not meet qualifications for a traditional mortgage
- Seeking more favorable interest rates
- You're tired of renting and want to own your home
- You are waiting for another property to sell
- You're purchasing directly from a family member or friend and want a professional to facilitate the payments and escrow accounts

BENEFITS TO YOU

- * Benefits of home ownership
- * You can sell the property before your contract ends
- * We provide an IRS form 1098 indicating the amount of interest you paid so you can claim IRS interest deduction
- * Save money on closing cost (no points, appraisal, PMI, or stringent loan requirements)
- * Your contract is recorded to protect all parties
- * Establish payment history to support your refinancing ability
- * Option to have your monthly account statements mailed or emailed to you
- * We collect and hold escrow funds for Taxes and Insurance in a secured trust account
- * Gain peace of mind knowing you've planned ahead
- * We provide an account analysis every year to keep your escrow account on track
- * We can transfer Title with Power of Attorney

**KNOT ABLE TO SECURE A MORTGAGE ?
GIVE US A CALL.**

We connect people.



Pelican Escrow Services, LLC

Servicing Bond for Deed and Private Mortgages

Pelican Escrow Services, LLC is a third party administrator that services real estate transactions specializing in Bond for Deed and Private Mortgages. We hold funds in escrow for real estate property taxes, insurance, home warranty insurance, and homeowner's association dues and make disbursements payments in accordance with your contract.

We Work With:

- | | |
|---------------------------------------|--------------------------|
| ◇ Real Estate Buyers & Sellers | ◇ Insurance Agents |
| ◇ Realtors (residential & commercial) | ◇ Notaries |
| ◇ Title Companies | ◇ Mortgage Lenders |
| ◇ Attorneys | ◇ Title Search Companies |
| | ◇ Investors |

How we service you, the

SELLER

WHEN TO CALL US

- Reduce time your home is on the market
- You want to make a profit
- Property does not appraise for your selling price
- Finance all or portion of the sales price
- Avoid bankruptcy or foreclosure
- You are motivated to sell
- Investors seeking a professional to handle the accounting of payments and escrow accounts

BENEFITS TO YOU

- * With Bond for Deed contracts, you maintain the title of property until all payments are made in full
- * Sellers earn interest as a "Lender"
- * We provide accurate payoff of principal and interest due
- * Elect to have your payments auto deposited directly into your checking or savings account
- * You'll be informed of any delinquency
- * In the event of Buyer's non-payment, we will issue Default and Cancellation notices
- * Avoid the hassle of keeping up with payments, escrow amounts, interest paid, and balances due
- * Be informed when insurance and taxes are paid annually
- * Receive monthly email notifications when Buyer makes a payment

**FINANCING THE SALE OF YOUR HOME.
SECURELY.**

