



FREQUENTLY ASKED QUESTIONS

What is The Cost, and How Do I Start?

Wilshire Holding Group, Inc. charges a fee of one percent (1%) of the original loan amounts with a \$1,000 minimum and a \$4,000 maximum.

Is This Legal?

Both Federal and all State laws allow the owner of real property to sell (or grant) his property to anyone.

Isn't the Owner Still Responsible for the Loan?

In States which are Trust Deed States, the first loan typically remains with the property by which it is secured.

Isn't This Too Easy?

The person who sells his property to Wilshire Holding Group, Inc. is someone who has made the decision to "walk away" from a property.

How Long Does This Take?

We can have you deeded out of your property in two or three days.

May my Advisor or Attorney Contact You?

We are pleased to explain our Program to your advisor.

If you've decided to dispose of that property, don't just "walk away" Wilshire Holding Group has an Answer!

How can Wilshire Holding help?

If you owe more than your property is worth, Wilshire Holding Group, Inc. (WILSHIRE) has a system of disposing of the property while partially insulating you from the two disasters of DEBT RELIEF and NEGATIVE CREDIT.

How does the Wilshire Holding Group do it?

WILSHIRE takes title to your property and assumes the loan subject to your original agreement. IT'S REALLY THAT SIMPLE! WILSHIRE supplies you a PURCHASE CONTRACT, an EXECUTED TRANSFER DEED between you and WILSHIRE or the conveyance document used in used in your state, an ASSUMPTION AGREEMENT and HUD-1 CLOSING STATEMENT reflecting the sale of your property to WILSHIRE.

It typically takes about 6 months after our acquisition to ultimately divest ourselves of your property. If you are living in the property, you may continue to live there as a house-sitter at no monthly rent.

How can Wilshire help protect my credit?

Late Payment, Notice of Default, Foreclosure, Deed in Lieu of Foreclosure and/or a Short Sale...all of these items will seriously affect your credit and will hamper your ability to secure another loan on a new property for many years. When you sell your property to WILSHIRE, these negative items that will appear on your credit history may be protested under the FAIR CREDIT REPORTING ACT from the date WILSHIRE acquired your property. You are also permitted to place an explanation on your credit report.

What it debt relief ?

The INTERNAL REVENUE SERVICE requires every lender that cancels, forgives, or discharges any obligation over \$600.00 file a 1099-C with the previous borrower as well as with the IRS. The amount of debt cancelled or discharged is generally considered ordinary income. When your property is foreclosed or sold for less than the amount owed, you are receiving DEBT RELIEF. This may be considered taxable income. When you sell your property to WILSHIRE, it is sold for the amount owing. The DEBT RELIEF is assumed by WILSHIRE.



Submission Form

Owner/Co Owner's
Name(s): _____

Your Mailing Address: _____

Your Email Address: _____

Home/Work/Cell
Phone Nos. _____

Best Way to Contact is Via: _____

Property Information

Address: _____

City, State, Zip: _____

Is the home listed by _____ If Yes, Name and
a Realtor? _____ Phone: _____

Information about Existing Loan(s)

First Mortgage
Balance: _____ Original Amount: _____ Lender/Loan
No. _____

Second Mortgage
Balance: _____ Original Amount: _____ Lender/Loan
No. _____

Purchase Price: _____

General Information

Do you live there? _____ If no, is it rented? _____

Has the Lender started _____ Is there a Homeowner
foreclosure? _____ Association? _____

Please complete this form and mail it with your check in the amount of \$100.00 to cover cost of document preparation. Please understand that this is a non refundable charge but will be applied toward your total fee of One Percent (1%) of the original loan(s) amount with a minimum fee \$1,000 and a maximum fee of \$4,000.

You may also Fax this form to (800) 291-4555 with a fax of your check in the amount of \$100.00 payable to Wilshire Holding Group, Inc. The check will be accepted as an original, using your same check number. Finally: We need the following documentation from you to prepare the Property Transfer Package:

1. A copy of the Grant Deed or Warranty Deed you received when you acquired the property. 2. A copy of your monthly Loan Coupon(s) or Billing Statement for the Loan(s) showing the Monthly Payment and Loan Number(s).

Please fax it to (800) 291-4555 or Email it as a scanned attachment to wilshireholding@verizon.net or mail it to the address written below.

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