

HOW TO SUBMIT HOMES INTO THE APP

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STEP ONE: SEND IN THE HOME

Once you have found the property online you would like to submit, log into the Belwood App and submit the home through the system. If the home has already been claimed by someone else, the system will reject your submission and ask if you would like to be next in que..

10:56

Submit a Property

Street Number
10177

Street Name
North Portal Avenue

Unit # (Optional)

City
Cupertino

State
CA

Zip
95014

SUBMIT PROPERTY

VIEW IN MAPS

Tasks Submit Invite Cash Settings

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STEP TWO: SUBMIT CRITERIA

Once submitted, you'll be directed to a page in the app to fill out specific criteria that can be found by either looking on Zillow, MLS, or calling the listing agent and or home owner.

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STEP THREE: PRICE THE HOME

In order to price out your property, you only need to know two things. Define if the home is a light, medium or heavy fixer and what is the ARV. To learn how to do these things, watch our training videos that can be located inside the google drive, or on our Youtube channel. Don't worry, before we approve your bid, we will let you know if your numbers are correct or not!

Is the home a:
LIGHT
MEDIUM
OR HEAVY
FIXER?



What is the ARV for
homes that are
remodeled in the
subjects
neighborhood?



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STEP FOUR: WRITE THE OFFER

All signatures for Belwood are to be written as the following and sent to the following email:

Buyer name on contract: Belwood Investments LLC

Signor signature name: Steven Belmont

Email for signatures: support@thebigco.org

Belwood Offer Terms

All Belwood offers must have the following documents and terms:

- **Cash AND in additional terms the following verbiage needs to be written exactly: Buyer reserves the right to leverage private money.**
- **Title and Escrow to be with Orange Coast Title Company for all California transactions. If an offer is being written for a home outside of California, please email support@thebigco.org for what title company/attorney will need to be used for your state.**
- **Full contingency removed.**
- **RCSD to be included. Steven Belmont is a managing member of the LLC.**
- **Full CR form to be included.**
- **Hedge fund approval letter to be included (attached in the google drive).**

Terms that can always be negotiable for Belwood:

- **Close of escrow (we usually offer 10 days) can always be whatever time frame the seller needs but not to be longer than 90 days. Unless it is a short sale or REO.**
- **Deposit can be whatever seller needs/wants. We typically start with 1% of purchase price.**
- **Orange Coast Title is who we always push the hardest for, however we can use Stewart Title or Cal Atlantic Title. These are the only three companies we can use.**

Terms that are NOT negotiable for Belwood:

- **Belwood will not close escrow on a property with tenants staying.**
- **No rent backs are allowed.**
- **We can't use the following title companies due to the nature of our hedge funds mechanics coverage: Chicago, Fidelity, Old Republic and First American or any other companies not included in the top 3 listed above.**

Counter Offers & Accepted Contract Guidelines

Counter Offer Guidelines:

- Email support@thebigco.org with the following criteria when a counter offer is received:
 - Include the counter offer
 - In the body of your email please list out:
 - List price
 - Offer price
 - Counter price and terms
- Having all this outlined in the email allows our team to review and respond to you at an expedited rate.

Accepted Offer Guidelines:

Once you receive an executed purchase agreement, the following things **MUST** occur immediately in order to guarantee no delays in escrow :

- Fully executed contract needs to be emailed to the following people immediately:
 - amanda.s@thebigco.org
 - transactions@thebigco.org
- Included with your contract, you need to send in the following information:
 - ARV
 - If the home is a light, medium or heavy fixer.
 - If we need to make any changes to the bed, bath or square footage count.
- Please confirm with the team at transactions@thebigco.org when Steven Belmont has seen the property. If Steven did not see the property prior to acceptance, you need to coordinate with our admin department to get him out there within 24 hours of acceptance. You will need to email debbie@thebigco.org to schedule your appointment for yourself and Steven.
- **All documents that need signatures through out escrow are to be sent to transactions@thebigco.org.**
- Three days out from closing, you need to send debbie@thebigco.org 15-20 photos of the current condition of the home.