

Preferred Contract Management, Inc. provides special training courses on the operation and management of Agreement of Sale collection to Real Estate agents upon request. We will be able to assist in explaining all of the benefits of all of the different contracts to your buyers and sellers. We will sit down with your clients and show them sample documents and allow them to ask us questions and concerns.

Established in 1981, we have over 35 years of experience in collection contracts and are committed to providing excellence in all aspects of today's varied Agreement of Sale contracts.

*Keep your business in Hawaii, use
P.C.M., Inc.*



Preferred Contract Management, Inc.

Specialized in Collection of:

- Agreements of Sale
- Promissory Note
- Purchase Money Mortgage
- Second Mortgage
- Timeshare Foreclosures

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*Danette M. Aiwohi
President*

What are the benefits of Agreements of Sale to the Broker and their Clients?

At Preferred Contract Management, Inc. we are well aware of the time constraints required by banks for pre-authorization to qualify for a Mortgage. All of this may be eliminated by way of an Agreement of Sale or Purchase Money Mortgage by seller.



What is the benefit to the Buyer and Seller?

1. Most of your buyers and sellers today are tired of having to wait 60 or 90 days for the mortgage company to approve or deny them.
2. The buyer will not need to pay any points or mortgage closing costs to retain their interest rates.
3. An Agreement of Sale can help a seller move out and have their house or property sold in less time.
4. Banks and Mortgage Institutions all to often under appraise properties. Second Money Mortgage offers another alternative method to satisfy a purchase.
5. It can help a buyer who **may not** have a large down payment, yet can afford the monthly payments, to purchase the home or property of their dreams.

Agreements of Sale, Promissory Note, and Purchase Money Mortgage fees:

Set-up Charge	\$ 150.00
Monthly Fee	\$ 50.00
Holding Document Fee	\$ 30.00 *
*paid in advance	

Why should you use PCM, Inc. as a third party accounting agency?

1. Unlimited Receipts/Deposits.
2. Payment Coupon Booklet with self-addressed return envelopes for easy payment.
3. Limited to 5 disbursements monthly.

4. Immediate disbursements upon receipt of full payment, if received before 10:00am unless funds are \$2000.00 or more, then a 5 business day hold will be placed.

5. Late Notices will be sent per legal documents agreement.

6. Copies of all correspondence will be sent to both buyer and seller.

7. Provide Buyer with IRS 1098 for filing interest payment for seller.

8. Provide Seller with IRS 1099 for income.

In the case of a Default, Preferred Contract Management, Inc., will hold the cancellation documents such as Cancellation of Agreement of Sale, Quitclaim Deed, and Deed in lieu of Foreclosure, as well as Conveyance Tax Forms for filing in accordance with the 30, 60, or 90 day default clause agreed upon by the buyer and seller. P.C.M. will notify both buyer and seller informing them of the default. P.C.M. will then, with written request, release documents to the seller and or escrow company.



On all of the aforementioned services and accounts, there will be a **\$50.00** Return Check Charge. If this occurs twice on any account, we will require only cash, money orders or cashiers check for payment.

