Hello,

I have had some successes, on a small scale. After leaving the meeting in Atlanta, when I first met you, the Wolff Couple, among other things I learn, never to rent without a good size non-refundable deposit. I bought a house with a (Quick Claim Deed) that had 200 pages plus of title issues with a mortgage of $85000.00 for $5000.00 Cash, from the original and current owner of mortgage record. ARV value $260,000.00. I put in a used HVAC unit, that works great for $600.00 labor and material plus $200.00 for a plumbing problem and $200.00 for cleanup. Total $6000.00 to move in with no rent due the mortgage company until title issues are settled. I took a $2000.00 nonrefundable deposit plus first month’s rent of $2000.00, no repairs after 30 days. I now have a positive cash flow of $2000.00 per month, until whatever happens with the title work. My title lawyer said it's going to take a while for this to clear up, maybe even some years. I love the house, I love the area it is in. I want my hat in the ring whenever the title does clear.

I have finally closed the Group Homes with the State of Tennessee!!!!!!  Got my all clear letters this week. Caldwell