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Author

Topic

Pa



darkstar
Lead Supplier

14003 Posts

Posted - 06/17/2007 : 8:57 PM

NOBODY has what ARM has!

First in the market to bring you **Adjustable Rate Mortgage Leads dates in volume** will continue to bring you the best Adjustable Rate Generation package available...but due to server upgrades on the Ou of ours) our previous 24 page thread, which was filled with testimon deleted (you can see it here: <http://adjustableratemarketing.com/boarchive.htm>)....so let's : what our customers from the Post already know:

What we offer:

- **Never sold more than once!**
- **Exact Recast Date (choice!)**
- **State and/or county demographics**
- **LTV – Choose your LTV based on AVM**
- **Pre-payment information**
- **100k Minimum loan amount**
- **DNC Scrubbed phone number**
- **Training, tips and techniques**
- **Proven scripts**
- **Largest coverage area of any source, bar none!**

- **SPANISH ONLY Adjustable Rate (ARM) leads AVAIALBLE! Th been pre-screened to exclude them!**

- **Proven customer service!**

- **ALWAYS 100% EXCLUSIVE!**

A few testimonials from our previous thread I managed to save

THESE LEADS ARE AWESOME! Im hard to please when it comes to leads or ar providers and yet to be this happy. Not even close to this happy...

I got my leads from Stephen and less than 2 hours later got an app! Full app, already got priced with Cwide and point file ready, setting up an appraisal wh back.

Out of the 15 or so I called I only talked to 4, two were kids saying call back, with someone but took my info and chatted with me..gonna follow up of cour:

That means that out of the 3 homeowners I talked to I got 1 app and I have Damn, I regret telling my best bud Id give him some to work..greed is setting Stephen, you were right all along.

Rez

Later that day:

Hey, since my last post got another app too! And the people are receptive to details in these leads make it so easy! Two apps and I havnt even sent out or barely scratched the surface. Poor Stephen keeps getting emails from me afte stop bro!

People dont waste your time or money on anything else.

That was 2 in 3hrs!

=====

4 Apps in 3 days...cha ching!!!

Andrew Semple

=====

Hi,

I have gotten leads from steve and have to say that i never met somone mor upfront like him we had a problem in the first batch and he replaced them en us! with out having to ask for it! and he emailed me within 24 hours a new ba p.s. the letters went out on friday and i allready have two deals out of it

"Ames" to please

Ben

=====

dennis and i both took an application from people pressing 1 to speak with us option man and i tell you what it left 41 messages for me in 5 mins. better th hours bro. i had 41 live answers so i am going to start calling them. the 1st p back hung up on me but oh well.

=====

I bought a batch of 22 ARMs and turned 3 into deals, one refinancing their AF adjusting and buying a new house (so 4 deals).

Justin Kaatz

=====

Originally posted by Banker0679

...if you're going to spend \$800.....i would definitely spend it on Darkstar.

Originally posted by dollar

You know how you just have a feel about a guy?

I never have bought a thing from Darkstar, nor have I taken flying lessons from my brother in law.

But I like the customer service he exhibits here. the manner in which he appears through, and the way he seems to solve problems in an equitable fashion, especially might have screwed up.

dollar

Thank you guys, I really think it has a lot to do with coming from an LO's perspective practice what I preach daily...I can so easily place myself back on the other end of calling lead companies, it was only a year and a half ago, and always try to guess what to expect if I was again, which I know could happen as there are no guarantees

>>>>nor have I taken flying lessons from him.

This is another reason I have to do straight business, I can't afford bad karma about who I screwed instead of if the shiny side is still up inside of a cloud!...

Email me at
stephen@adjustableratemarketing.com
for samples and add'l info!

Blue skies,
Stephen Ames
www.adjustableratemarketing.com 270-358-8634 (Open M-Sa till 8pmEST)
100% accurate ARM LEADS! * Email me for info and samples!

ARM leads 08 & 09!
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6/2 FREE TX LEAD NOW:
<http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOI>

[trignomes](#)
Lead Supplier

Posted - 06/18/2007 : 07:07 AM   

95 Posts

Over a week ago I called and left messages twice. You never called me back.

trignomes

www.exceldialer.com

Your Hands Free Auto Dialer

www.pokervitals.com

Poker Odds Calculator



darkstar
Lead Supplier

14003 Posts

Posted - 06/18/2007 : 07:36 AM    

I have called you but can't locate your number and your site says it's unavail:
please call me, I'll be here all day!.

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darkstar
Lead Supplier

Posted - 06/18/2007 : 08:32 AM    

14003 Posts

Thank you for your reorder Paul, MA has been very successful so far!...We are
cover that state also!...

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darkstar
Lead Supplier

14003 Posts

Posted - 06/18/2007 : 1:28 PM



According to Darin, when I communicated with him this weekend, original 24 deleted when Outpost server went thru maintenance along with other "LONG" if I missed any of the last posts requesting info...

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darkstar
Lead Supplier

14003 Posts

Posted - 06/18/2007 : 9:22 PM

To show how long we've been here(from original thread):

Posted - 11/06/2006 : 10:55:13 PM

We have: taken the time out of gathering ALL the necessary information you motivated borrowers in adjusting mortgages

We have: a proven system and training if you desire for new LOs you're going gems over to

We have: customized with your information, letters and postcards ready to be mailed, no more mail merging or loading databases

We have: leads with prescrubbed numbers, scrubbed just prior to delivery, no leads not on the DNC

We don't: hand you a piece of paper and say "here you go, call me when you Sound familiar?"

We don't: expect you to accept a lead when the phone just rings and rings and get you a replacement, who else offers that?(complete return policy on websi

We have: what it takes to help 2006 end strong and make 2007 an even bett

We don't: expect you to not be able to reach us or wonder where we're going months. I just signed a 30yr mortgage on the home I just built and work out anywhere, any and all are always welcome! OK it's 2am, time to clock out! C

Type is cheap, our product speaks for itself, all we ask is the opportunity to e business!

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darkstar
Lead Supplier

14003 Posts

Posted - 06/19/2007 : 05:17 AM

Thank you Paul, for your continued support and reorder and also to you Marg success to you!...

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1003s.com

Service Provider

2760 Posts

Posted - 06/19/2007 : 11:27 AM   

quote:

Originally posted by trignomes

Over a week ago I called and left messages twice. You never called me back.

Su,

Not sure what happened there, I have talked with Steve a number of times and been really good, about returning calls.

We recruit for several Quality Net Branch Providers.

Net Branch Opportunities.

Call Bob 630-724-1470

Email bob@1003s.com

<http://www.1003s.com>

EOE

kingfish

Mortgage Agent

334 Posts

Posted - 06/19/2007 : 12:58 PM  

So can we choose county, etc now? Also, you are now offering Itv?

Always looking for Exclusive Refi leads for many states!



darkstar
Lead Supplier

14003 Posts

Posted - 06/19/2007 : 1:38 PM

quote:

Originally posted by kingfish

So can we choose county, etc now? Also, you are now offering Itv?

Yes and both can be used as filters!...We will also be providing the Pre-payme information from those RIDERS when applicable...Sweating thru the final prog modules as I type...

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c2asante
Mortgage Agent

211 Posts

Posted - 06/19/2007 : 3:56 PM

Hi Stephen I know you are getting ready to unleash a new batch of leads soon your guy down here in Florida when you do, I am ready to roll with you.

Chris "Cash" Calloway,
Financial Strategist
813-716-4568 local
877-344-2274 toll free

Pauldell
Mortgage Agent

26 Posts

Posted - 06/19/2007 : 6:00 PM

i have ordered a few batches of these awesome [leads](#) from stephen. the first out as good as i hoped. he sent me a few extra for free!! turned 2 into deals. an email a few weeks ago telling me my home state is now available. his cust awesome. he always replies to my emails as quickly as he can. and the man \ succeed. he wants to see us make money. i cant wait to order another batch co-worker hit a few apps out of this new batch. to anyone on the fence, DO IT monthly who you want to reach. ARM's are a billion dollar industry this year!! people!!



darkstar
Lead Supplier

14003 Posts

Posted - 06/19/2007 : 10:35 PM

quote:

Originally posted by Pauldell

i have ordered a few batches of these awesome [leads](#) from stephen. the first batch d as good as i hoped. he sent me a few extra for free!! turned 2 into deals. and he sen a few weeks ago telling me my home state is now available. his customer service is : always replies to my emails as quickly as he can. and the man wants to see you succ wants to see us make money. i cant wait to order another batch once me and my co few apps out of this new batch. to anyone on the fence, DO IT!! you can target mont want to reach. ARM's are a billion dollar industry this year!! make it happen people!!

Thank you for the kind words and continued support...MA should be big, I hope since it's basically an untapped territory, ARM wise...Best of success to you, I hope leads! :-)

ARM [leads](#) 08 & 09!

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darkstar
Lead Supplier

14003 Posts

Posted - 06/20/2007 : 08:29 AM

We only sell once, ask the others that!

I'm heading out for the better part of the day to do one of my favorite good c Flight, if you're unfamiliar with these go here: <http://www.angelflight.com/>

If you need me, shoot me an email and I will respond when I land later, have ya'll!...

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AmberSFS
Mortgage Agent

121 Posts

Posted - 06/20/2007 : 12:23 PM

When you get done with your flight, an amazing thing I might add! My compa ready to try your [leads](#) out. You have been highly praised on the BO.

Schueler Financial Services
650-343-0600
www.schuelerfirst.com

PREMIUM VIP
MEMBER

darkstar
Lead Supplier

14003 Posts

Posted - 06/20/2007 : 1:57 PM

Amber you have mail!...Thank you for the kind words, my karma cup is runn

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kingfish
Mortgage Agent

334 Posts

Posted - 06/22/2007 : 05:37 AM

if you need to test the product, send me some monroe county, ltv max 65%, credit, min home value \$200,000..adjusting within 5 months.

hehe, seriously, when is this thing going to be ready. enough hype - no more stephen... :)

PREMIUM VIP
MEMBER

darkstar
Lead Supplier

Posted - 06/22/2007 : 07:25 AM

14003 Posts

YOU of all people, since you know programming, can only imagine how little I left...LOL...I am learning some programming code though, 1 sec means 3 hrs means 3-4 days and soon means nothing!...I am at the total mercy of a prog type A and not being in control is barely beyond my ability to maintain my sa

Waiting an a working GUI(techie talk of some kind), that's it...He said soon, I tomorrow, so hopefully over the weekend ;-(

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kingfish

Mortgage Agent

334 Posts

Posted - 06/22/2007 : 09:18 AM



working gui = 13.5 days :)



darkstar

Lead Supplier

14003 Posts

Posted - 06/22/2007 : 10:31 AM



Please tell me the lil smiley means you're kidding, if not, shoot me now!...

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rlisboa

Mortgage Agent

22 Posts

Posted - 06/23/2007 : 5:09 PM



Stephen,

I've been following your posts since dec. of 06 & you seem to have quite a bit of brokers....I am more interested in FL, the central region counties. If that is possible send me all the info you can.....Thanks!!!

Rickie Lisboa
1st Nations Mortgage Corp.
rlisboa@1nmc.com

www.mtgsavings.com



darkstar
Lead Supplier

14003 Posts

Posted - 06/23/2007 : 7:29 PM

Thank you Ricky, you have mail!...

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jvanpetten
Mortgage Agent

1718 Posts

Posted - 06/26/2007 : 07:52 AM

How is your GUI coming?



darkstar
Lead Supplier

14003 Posts

Posted - 06/26/2007 : 07:56 AM

Your ears must have been itching LOL You have mail!...

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jvanpetten
Mortgage Agent

1718 Posts

Posted - 06/26/2007 : 09:01 AM

Thanks so much, as always, your service is excellent!!

broker949
Mortgage Agent

193 Posts



Posted - 06/26/2007 : 11:29 AM  

Hey guys, wanted to see if anyone else has used his CA leads. I bought and t couple months ago but they didn't work out. I know it's a tough state but war others results are for CA.
What states have you been having success?
Thanks

PREMIUM VIP
MEMBER

darkstar
Lead Supplier

14003 Posts

Posted - 06/26/2007 : 7:04 PM    

I just received this today from our recent testing in MA(which has proved to k from PaulD:

>>>>had 2 emails from the mail only's!! got 1 potential deal from those 2.

That was from our MAIL ONLY leads(he will post at some point, I'm sure)!...V success with those before and we will be offering those again!...

Our coverage area exceeds ALL vendors!(once my darn programming is right @%!%#%!\$@!!!!

Josh,
CA is very tough, lower closing % for sure, no secret there, that's why we do premium prices, we actually always gave many extras to try and compensate market, not the leads...

If this is the Josh I think it is(can't tell, last name not in profile), when you to of success I sent you a whole batch FREE to help you, what happened with th

Hundreds of mail only MA leads on hand NOW, email me for those!

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broker949
Mortgage Agent

193 Posts

Posted - 06/26/2007 : 8:11 PM  

Must be another Josh you sent the other [leads](#) to, but I would love to get some see if I have success :)

You did tell me upfront that CA is a hard one. 75% of the [leads](#) were spanish!



darkstar
Lead Supplier

14003 Posts

Posted - 06/26/2007 : 8:17 PM

Well, we have solved the SPANISH lead situation, they are all pulled out now themselves, it took a while for us to get that together, but we did!...

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Pauldell

Mortgage Agent

26 Posts

Posted - 06/27/2007 : 07:56 AM

stephen, you are right!! my first order with you from MA is working out well. only's i have had 2 emails from borrowers whose mortgages adjust on JULY 1 officer and myself are cranking away on the [leads](#) with phone numbers. hope it hits, and we can reorder quickly.

Originator X

Mortgage Agent

44 Posts

Posted - 06/27/2007 : 11:30 AM

darkstar, I left you a message just now. I am really good with spanish speaking defenetly post the progress on this thread afterwards. I can't wait to re-fill my

I'll be waiting on your call.



darkstar
Lead Supplier

14003 Posts

Posted - 06/27/2007 : 2:40 PM

Tony, I got your message, sorry, been swamped, I will call you later this evening a.m...

Thanx Paul, keep us informed!...

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danielk369
Mortgage Agent

414 Posts

Posted - 06/28/2007 : 2:12 PM

quote:

Originally posted by broker949

Hey guys, wanted to see if anyone else has used his CA leads. I bought and tried some months ago but they didn't work out. I know it's a tough state but wanted to see what results are for CA.

What states have you been having success?
Thanks

I am also interested what kind of responses everyone has been getting in CA. my business so far has been from CA, and I just wanted to see how these are in CA. Also, what other states have worked out pretty good for these ARM leads?

Dan Klevenskiy
Account Executive
Commercial Capital Funding
El Dorado Hills, CA 95762
Office: (916)941-7960 ext. 122
Cell: (916)717-3006
Fax: (916)941-7967
dan@ccflender.com

SI/SA down to 600 fico, 75% LTV, up to 1.0m Loan Amount.
SI/VA down to 600 fico, 80% LTV, up to 1.5m Loan Amount.
Full Doc down to 600 fico, 80% LTV, up to 2.0m Loan Amount.
Loan Amounts up to 15+m are available, must be full doc, 660+ fico.



darkstar
Lead Supplier

14003 Posts

Posted - 06/28/2007 : 6:02 PM

I addressed CA above, no secret there, tough a \$\$ state...It will 100% sure have higher percentages than almost any other state...I wish it was better but it's the national market, not the leads...

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Banker0679

Mortgage Agent

6825 Posts

Posted - 06/28/2007 : 9:23 PM

back in business as of 06/28?
did you go on vacation?



darkstar
Lead Supplier

14003 Posts

Posted - 06/29/2007 : 01:03 AM

>>>back in business as of 06/28?did you go on vacation?

For almost 2 months we have been down revamping our technology to handle attempting to completely automate the process and make it instantaneous...almost done, but we're not waiting any longer!...

It's 4:01 am and I'm still working thru some files so I can be ready to serve you well later today!...And only 2.5 more until I worked 24 straight hours, I'm going

Email is the best way to catch me Friday and over the weekend as we will be taking and processing orders to avoid any more delays, thanx again for ya'lls

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darkstar
Lead Supplier

14003 Posts

Posted - 06/29/2007 : 02:38 AM

FULLY UP AND RUNNING NOW! [blue]

Order form: http://adjustableratemarketing.com/order_form.pdf

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<http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOI>

Originator X
Mortgage Agent

44 Posts

Posted - 06/29/2007 : 11:30 AM

darkstar, can you give me a call? I know you've been busy, but please call me



darkstar
Lead Supplier

14003 Posts

Posted - 06/29/2007 : 10:28 PM

Tony, it was great talking to you today!...It you can, call me tomorrow at you thank you!...

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darkstar
Lead Supplier

14003 Posts

Posted - 07/01/2007 : 05:44 AM

quote:

Originally posted by kingfish

working gui = 13.5 days :)

Hate when you're right! LOL Went other route, for time sake, while that rema process...Currently running perfectly!...

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[pcolligan](#)
Mortgage Agent

21 Posts

Posted - 07/02/2007 : 08:02 AM   

am interested in getting more info on your leads.
patrick@HelpMeBuy.com cell 443-803-3652

PREMIUM **VIP**
MEMBER

[darkstar](#)
Lead Supplier

14003 Posts

Posted - 07/02/2007 : 08:28 AM    

Thank you for the inquiry Pat, you have mail!...

Welcome to the post too!...You found the most comprehensive source for any professional!...Look into the premium membership, only \$10/mth to be able to access the greatest mortgage archives as well as [website](#) benefits!...

ARM leads 08 & 09!
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PREMIUM **VIP**
MEMBER

[darkstar](#)
Lead Supplier

14003 Posts

Posted - 07/03/2007 : 10:48 AM    

I thought this was nice to get:

the mail only's are sweet. out of the 90+ you sent me, I've had 4 calls and 2 FROM MAILERS!...

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<http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOI>

[Banker0679](#)
Mortgage Agent

6825 Posts

Posted - 07/03/2007 : 11:07 AM    

i bet he only sent the mailer once....if he sends it a few times..he should get

PREMIUM **VIP**
MEMBER

[darkstar](#)
Lead Supplier

14003 Posts

Posted - 07/03/2007 : 11:20 AM    

He's tracking a 6% response rate just from one mailing, I'll take that!...

That's in Massachusetts of all places, proves Nobody Has What ARM Has!...

>>>>if he sends it a few times..he should get more responses.

Go to Top of Page

I wholeheartedly agree!...I just hope he can turn a few of them!...

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JustCloseIt

Mortgage Agent

32 Posts

Posted - 07/03/2007 : 2:24 PM  

Stephen, whats up bro are you not wanting my business or what? My emails going unanswered usually youre not this lagging at getting back to me...

Reza

quote:

Originally posted by darkstar

He's tracking a 6% response rate just from one mailing, I'll take that!...

That's in Massachussettes of all places, proves Nobody Has What ARM Has!...

>>>If he sends it a few times..he should get more responses.

Go to Top of Page

I wholeheartedly agree!...I just hope he can turn a few of them!...



darkstar
Lead Supplier

14003 Posts

Posted - 07/03/2007 : 2:40 PM    

I just called you twice!...Welcome to the post! LOL

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<http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOI>



darkstar
Lead Supplier

14003 Posts

Posted - 07/03/2007 : 2:45 PM    

I'm heading to and working out of my Georgia office for the rest of the week, phone at 270-361-9251 or email me!...

Have a happy and safe 4th everyone!...

ARM leads 08 & 09!

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http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC_...

Banker0679

Mortgage Agent

6825 Posts

Posted - 07/03/2007 : 2:59 PM    

what are you doing in GA??? that's a long way from KY isn't it?

let me know when you pass by Charlotte, NC.

vegasloan1

Mortgage Agent

244 Posts

Posted - 07/03/2007 : 3:08 PM   

What has been the results of Darkstars lists? I am considering buying and wo some honest feedback.

What would you try if you knew you could not fail?



darkstar

Lead Supplier

14003 Posts

Posted - 07/03/2007 : 3:08 PM    

IF I go by Charlotte, I" M LOST! LOL...My partner lives there, gonna watch the Atlanta and work from his office for the rest of week, fly kid home and then d Saturday or Sunday...Of course it's a working trip, what else could it be? LOL

ARM leads 08 & 09!

www.adjustableratemarketing.com

Very limited and no prepay issues!...Spanish only also

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