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<b>Author</b>	<b>Topic</b>
<p><b><a href="#">hockeyguy</a></b> Mortgage Agent</p> <p>158 Posts</p>	<p> Posted - 04/18/2008 : 3:28 PM   </p> <hr/> <p>How many <a href="#">leads</a> per order?</p>
<p><b><a href="#">Banker0679</a></b> Mortgage Agent</p> <p>6825 Posts</p>	<p> Posted - 04/18/2008 : 5:14 PM    </p> <hr/> <p>bought 55....he gave me 60 i bought 100 for 2nd &amp; 3rd He gave me 10 extra for 2nd/3rd</p>
<p><b><a href="#">hockeyguy</a></b> Mortgage Agent</p> <p>158 Posts</p>	<p> Posted - 04/18/2008 : 5:19 PM   </p> <hr/> <p>WOW 6 out of 60 thats a great ratio. I must be i the wrong state I've only cor state. Great job</p>
<p><b><a href="#">Banker0679</a></b> Mortgage Agent</p> <p>6825 Posts</p>	<p> Posted - 04/18/2008 : 5:21 PM    </p> <hr/> <p>call 530p-9pm</p> <p>i even had ppl call me back after the mailer sent out. i couldnt do their loans....but they still called me back lol</p> <p>ask them for email addresses if they can't speak I try to setup appts with them..and get an email address from the start. If I can't reach them after 2-3 calls, then I start emailing them. I'm closing 2ppl like that on emails! Some ppl dont have time or dont like spe</p> <p>I also send out priority envelopes. Their almost 5bucks each</p>
<p><b><a href="#">Banker0679</a></b> Mortgage Agent</p> <p>6825 Posts</p>	<p> Posted - 04/18/2008 : 5:26 PM    </p>

what states did you buy?

You need an 800 number if you're going to do out of state.  
You also need a website. I have had a MUCH better response for just having :  
ppl checked out my [website](#) before calling me.  
2 of the deals were me calling them immediately  
2 were from emails  
and the last 2 applied directly to my [website](#) w/out me speaking to them first  
I may have 1 more closing out of the 1st batch

quote:

---

*Originally posted by hockeyguy*

WOW 6 out of 60 thats a great ratio. I must be i the wrong state I've only contacted  
job

---

**[hockeyguy](#)**  
Mortgage Agent

158 Posts

 Posted - 04/18/2008 : 5:59 PM   

I did AZ. I'm in Minnesota.  
I don't have an 800 number but call from 2 different phone numbers.just a M  
I called mine between 12-3 and 6-9.  
We do have a company [website](#) but I don't have a personal one.  
I sent a letter to all 76 leads.  
The biggest thing is I haven't been able to get many people to pick up the ph

**[Banker0679](#)**  
Mortgage Agent

6825 Posts

 Posted - 04/18/2008 : 11:42 PM    

why didnt you purchase in MN?

quote:

---

*Originally posted by hockeyguy*

I did AZ. I'm in Minnesota.  
I don't have an 800 number but call from 2 different phone numbers.just a MN area  
I called mine between 12-3 and 6-9.  
We do have a company [website](#) but I don't have a personal one.  
I sent a letter to all 76 leads.  
The biggest thing is I haven't been able to get many people to pick up the phone.

---

**sourav**  
Mortgage Agent

114 Posts

Posted - 04/19/2008 : 12:04 AM   

Which states do you cover Robert?

---

Sourav Gupta  
Simar International, Inc.  
[www.simarinternational.com](http://www.simarinternational.com)

**PREMIUM** VIP  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 04/19/2008 : 04:16 AM    

quote:

---

*Originally posted by hockeyguy*

I did AZ. I'm in Minnesota.

I don't have an 800 number but call from 2 different phone numbers, just a MN area I called mine between 12-3 and 6-9.  
We do have a company [website](#) but I don't have a personal one.  
I sent a letter to all 76 leads.  
The biggest thing is I haven't been able to get many people to pick up the phone.

---

What does your caller ID say?...People don't realize the importance of having not unavailable, or blocked...Also try Saturday mornings, many people make if I can help!...Thank you for the help Robert!

---

**ARM [leads](#) 08 & 09!**

**[www.adjustableratemarketing.com](http://www.adjustableratemarketing.com)**

**Very limited and no prepay issues!...Sp:**

**6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loans/br>**

**[Banker0679](#)**

Mortgage Agent

6825 Posts

---

 Posted - 04/19/2008 : 07:58 AM    

---

I'm not going to start telling you what states to buy...that would be unfair to

I did some research and learned what's the best states to buy for what.  
If you can't do FHA then you may not have the full potential these [leads](#) need

quote:

---

*Originally posted by sourav*

Which states do you cover Robert?

---

**hockeyguy**  
Mortgage Agent

158 Posts

Posted - 04/19/2008 : 08:53 AM   

---

One phone number comes up my name and my phone number and the other number but looking for some good options?

Just thought I'd try two diferent ways. At the time there wasn't much for MN.

I have tried Sat. and will be back at it here in a few minutes.

Darkstar any info on what you may have for MN at this point?

I like nothing more than to hear people are having success. I know its there a

**hockeyguy**  
Mortgage Agent

158 Posts

Posted - 04/19/2008 : 1:15 PM   

---

Darkstar you da man. In these tough time you need a good lead source and t  
sometimes things hit and sometimes they don't but keep working on it. This c  
pitch.

**hockeyguy**  
Mortgage Agent

 Posted - 04/19/2008 : 9:04 PM   

---





158 Posts

Banker - how are you mailing yours out?

**Banker0679**

Mortgage Agent

6825 Posts

 Posted - 04/21/2008 : 07:21 AM    

---

telegram!

J/k

I send them priority mail

quote:

---

*Originally posted by hockeyguy*

Banker - how are you mailing yours out?

---

**Banker0679**

Mortgage Agent

6825 Posts

 Posted - 04/22/2008 : 9:38 PM    

---

I had all 6 closed...should fund the last ones on friday

**sc312001**  
Mortgage Agent

880 Posts

Posted - 04/24/2008 : 10:49 AM



---

I'd like some feedback on folks who have been successful with Stephen's PPF  
I am doing wrong!  
Thanks!

---

Sharon  
Tri-County Capital

**hockeyguy**  
Mortgage Agent

158 Posts

Posted - 04/24/2008 : 10:51 AM



What is the PPF program?



**darkstar**  
Lead Supplier

14003 Posts

Posted - 04/24/2008 : 10:54 AM

As we just discussed on the phone, you're not doing anything wrong...I asked

**ARM leads 08 & 09!**  
**[www.adjustableratemarketing.com](http://www.adjustableratemarketing.com)**  
**Very limited and no prepay issues!...Sp:**  
**6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loans/br>**

**sc312001**  
Mortgage Agent

880 Posts

Posted - 04/24/2008 : 10:58 AM

quote:

*Originally posted by hockeyguy*

What is the PPF program?

Pay Per Funding

Sharon  
Tri-County Capital

**hockeyguy**  
Mortgage Agent

158 Posts

Posted - 04/24/2008 : 11:00 AM

Don't know anything about it but use his Arm leads. How does the PPF progr

**sc312001**  
Mortgage Agent

880 Posts

Posted - 04/24/2008 : 2:59 PM  

I used to buy the leads with a 4% close rate. Can't even get these PPF folks t suggestions!  
Thanks  
Nobody contacted me, Stephen.

Sharon  
Tri-County Capital

**khoiey**  
Mortgage Agent

987 Posts

Posted - 04/24/2008 : 3:37 PM   

Steve,

Did you lower the price on the lead but increase the minimum to 50 leads per PA?

**Hustler12**  
Mortgage Agent

426 Posts

Posted - 04/24/2008 : 5:49 PM  

Hey Stephen:

Can you send me some info on your leads? Min. order, filters, etc. I am lookir

Please email me at [BBarnhart@newlend.com](mailto:BBarnhart@newlend.com)


Thanks

Beau Barnhart  
Newline Home Mortgage  
P)714-625-8982  
F)714-494-8180

The advice I give is free. As with anything, you get what you pay for.

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 04/25/2008 : 07:00 AM    

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k

**hockeyguy**  
Mortgage Agent

Posted - 04/25/2008 : 07:04 AM   

158 Posts

good job man. I hope a bit of that will rub off on me. Keep it up

**sc312001**  
Mortgage Agent

Posted - 04/25/2008 : 07:12 AM  

880 Posts

quote:

---

*Originally posted by Banker0679*

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k

---

Are you in the PPF? Can you tell me how you're contacting the borrowers? Th

Sharon  
Tri-County Capital

**ourlady**  
Mortgage Agent

Posted - 04/25/2008 : 07:40 AM   

35 Posts

hello darkstar,  
can you please send me some info on th efha / va leads for fl and ga  
thanx, amide@bellsouth.net

|

quote:





---

*Originally posted by darkstar*

As we just discussed on the phone, you're not doing anything wrong...I asked those

---

**Banker0679**  
Mortgage Agent

Posted - 04/25/2008 : 10:21 AM    

6825 Posts

i dont know what PPF is ....

I bought his ARM leads.

I call them 9am...and leave a couple of messages.  
I tell them it's our company policy to continue to call until we receive customer  
This works pretty much as I'm letting them know that I'm going to call constantly

I then start calls again after 530pm-9pm

I have great responses quoting rates on the voicemails (on 2-3rd voicemails)  
I just call and say....today's rates for FHA is at xxxx ..and apr is at xxxx...this

quote:

---

*Originally posted by sc312001*

quote:

---

*Originally posted by Banker0679*

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k

---

Are you in the PPF? Can you tell me how you're contacting the borrowers? Thanks!

---

**khoiey**  
Mortgage Agent

987 Posts

📄 Posted - 04/25/2008 : 10:23 AM 🗨️ 📄 🏠

---

Wow you're nuts lol.

quote:

---

*Originally posted by Banker0679*

i dont know what PPF is ....

I bought his ARM leads.

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quote:

---

*Originally posted by sc312001*

quote:

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*Originally posted by Banker0679*

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k





---

Are you in the PPF? Can you tell me how you're contacting the borrowers? The

---

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 04/25/2008 : 12:34 PM    

---

it works!!!!

quote:

---

*Originally posted by khoiey*

Wow you're nuts lol.

quote:

---

*Originally posted by Banker0679*

i dont know what PPF is ....

I bought his ARM leads.

I call them 9am...and leave a couple of messages.

I tell them it's our company policy to continue to call until we receive customer  
This works pretty much as I'm letting them know that I'm going to call constantly

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quote:

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*Originally posted by sc312001*

quote:

---

*Originally posted by Banker0679*

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k

---

Are you in the PPF? Can you tell me how you're contacting the borrower

---

---

---

**hockeyguy**  
Mortgage Agent

158 Posts

Posted - 04/25/2008 : 5:07 PM   

---

Looks like it is set for Monday closing

quote:

---

*Originally posted by hockeyguy*

I bought 50 leads and was sent 76.  
So far have 1 that we will be getting the appraisal out on.  
1 working on clearing up some title issues.  
2 that we couldn't do anything to help out because of value.

---

**sc312001**  
Mortgage Agent

880 Posts

Posted - 04/25/2008 : 8:28 PM  

---

quote:

---

*Originally posted by Banker0679*

i dont know what PPF is ....

I bought his ARM leads.

I call them 9am...and leave a couple of messages.  
I tell them it's our company policy to continue to call until we receive customer contact.  
This works pretty much as I'm letting them know that I'm going to call constantly.

I then start calls again after 530pm-9pm

Thank you, I like that approach. We have called, mailed, used dialer. PPF is pay per lead  
I owe a fee if they fund. Like I said when I bought the ARM leads & paid up front, I did  
is your list?

I have great responses quoting rates on the voicemails (on 2-3rd voicemails)  
I just call and say....today's rates for FHA is at xxxx ..and apr is at xxxx...this includes

quote:

---

*Originally posted by sc312001*

quote:

---

*Originally posted by Banker0679*

funded all 6!!

average gross fees per loan was about 3750.  
With my split...I made almost 15k

---

Are you in the PPF? Can you tell me how you're contacting the borrowers? The

---

---

Sharon  
Tri-County Capital

**Banker0679**  
Mortgage Agent

Posted - 04/26/2008 : 07:01 AM    

6825 Posts

please make sure not to include your post within mine...it's hard to read :)  
at least 6weeks. I never buy more than 2months.....but I have heard LOs hav

quote:

---

*Originally posted by sc312001*

quote:

---

*Originally posted by Banker0679*

i dont know what PPF is ....

I bought his ARM leads.

I call them 9am...and leave a couple of messages.

I tell them it's our company policy to continue to call until we receive customer  
This works pretty much as I'm letting them know that I'm going to call constantly

I then start calls again after 530pm-9pm

Thank you, I like that approach. We have called, mailed, used dialer. PPF is paid  
leads & I owe a fee if they fund. Like I said when I bought the ARM leads & paid  
How many months ahead is your list?

I have great responses quoting rates on the voicemails (on 2-3rd voicemails)  
I just call and say....today's rates for FHA is at xxxx ..and apr is at xxxx...this

quote:

---

*Originally posted by sc312001*

quote:

---

*Originally posted by Banker0679*





**darkstar**  
Lead Supplier

14003 Posts

Posted - 05/01/2008 : 04:51 AM

You have amil!

**ARM leads 08 & 09!**  
[www.adjustableratemarketing.com](http://www.adjustableratemarketing.com)  
Very limited and no prepay issues!...Sp:  
**6/2 FREE TX LEAD NOW:** <http://www.brokeroutpost.com/loans/br>

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 05/01/2008 : 07:30 AM

what is amil?

quote:

*Originally posted by darkstar*

You have amil!



**Gilby21**  
Mortgage Agent

136 Posts

Posted - 05/01/2008 : 07:36 AM

Amil is the guy at the gas station.

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 05/01/2008 : 08:56 AM

that's Amit

quote:

*Originally posted by Gilby21*

Amil is the guy at the gas station.



**darkstar**  
Lead Supplier

14003 Posts

Posted - 05/04/2008 : 03:47 AM

2 for 1 weekend, just mention this post!

**ARM leads 08 & 09!**  
[www.adjustableratemarketing.com](http://www.adjustableratemarketing.com)  
Very limited and no prepay issues!...Sp:  
**6/2 FREE TX LEAD NOW:** <http://www.brokeroutpost.com/loans/br>

**jvanpetten**  
Mortgage Agent





1718 Posts

Posted - 05/04/2008 : 06:35 AM

Any in AL for July & August with phone numbers?

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 05/05/2008 : 06:33 AM    

sorry i bought out AL for the rest of the year!

quote:

---



*Originally posted by jvanpetten*

Any in AL for July & August with phone numbers?

---

**jvanpetten**  
Mortgage Agent

1718 Posts

Posted - 05/05/2008 : 2:17 PM    

LOL, no one likes my state because the loan amounts are so low!!

Stephen is great, I posted the request Sunday morning and had my leads by always, he gave me more leads than I paid for. Thanks Stephen!!

quote:

---

*Originally posted by Banker0679*

sorry i bought out AL for the rest of the year!

quote:

---

*Originally posted by jvanpetten*

Any in AL for July & August with phone numbers?

---

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 05/05/2008 : 2:20 PM    




NC has really low loan amounts.

I funded a 258k loan in January.

I always have my eye on AL lol

**jvanpetten**  
Mortgage Agent

1718 Posts

Posted - 05/05/2008 : 3:04 PM    

Hi Stephen, I sent you an email, I need help printing the letters. Email or call

**winterz**  
Mortgage Agent

Posted - 05/06/2008 : 4:45 PM  

86 Posts

quote:

Originally posted by darkstar

Great job guys!!!!!!

Hey Stephen -

Your [website](#) has been suspended - I need to place an order ASAP - please fax an order form to; 888-634-7503 IL min 50 July recast

Thanks,  
P. Winters  
[theloanwiz@att.net](mailto:theloanwiz@att.net)  
phone/fax: 888-634-7503

P.Winters  
Open Mortgage  
888-634-7503



**Brianquigley**  
Mortgage Agent

1678 Posts

Posted - 05/06/2008 : 6:35 PM

please email CO ARM [leads](#) if available [bquigley@fusionfinancial.org](mailto:bquigley@fusionfinancial.org)

Brian Quigley  
Fusion Financial  
3700 Quebec St #100-316  
Denver, CO 80207  
303 810 9834 - Cell -  
303 547 3382 - Fax  
[bquigley@fusionfinancial.org](mailto:bquigley@fusionfinancial.org)  
[www.fusionfinancial.org](http://www.fusionfinancial.org)  
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