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Topic

Author

[elwahsh1124](#)
Mortgage Agent

28 Posts

Posted - 05/06/2008 : 7:19 PM

hi steve please call me or email me @ amra@moneywarehouse.com
2159493413

[Banker0679](#)
Mortgage Agent

6826 Posts

Posted - 05/08/2008 : 2:28 PM

thanks for my order!

[winterz](#)
Mortgage Agent

86 Posts

Posted - 05/08/2008 : 4:47 PM

Hey Stephen,

Thanks for the order and quick response!

Thanks,
P. Winters
theloanwiz@att.net
phone/fax: 888-634-7503

[/quote]

P.Winters
Open Mortgage
888-634-7503

[jsinclair@1stcon](#)
Mortgage Agent

23 Posts

Posted - 05/09/2008 : 10:52 AM

DARKSTARR-
HEY MY OFFICE IS LOOKING TO BUY YOUR LEADS PLEASE CALL ME AT 866-4

hockeyguy
Mortgage Agent

158 Posts

Posted - 05/10/2008 : 09:17 AM   

What do you have for WY



sam@jafinanciali
Wholesale Lender

102 Posts

Posted - 05/11/2008 : 7:06 PM   

Please email me some more info. Thanks.

Banker0679
Mortgage Agent

6826 Posts

Posted - 05/13/2008 : 4:32 PM    

4 more fundings!
It took like 1 week after final conditions were sent on each file to fund
IT HAS BEEN THE WORST EXPERIENCE IN MY LIFE!
They promised 24hr turn time...what a joke

I have 3 more closings with them then I'll post their name.

7 fundings from last batch. Will probably total 4,200 gross on each file.

I have gotten 2 referrals from the 1st batch.

Iverson170
Mortgage Agent

75 Posts

Posted - 05/13/2008 : 5:09 PM  

This might be a dumb question and I apologize in advance but I just wanted to ask the county recorder's office and title data. My broker's kinda cheap and wants us to be in ca and i was trying to tell him that we'd be very lucky to get any calls off of ca and appreciate it.

tunesmith
Mortgage Agent

47 Posts

Posted - 05/14/2008 : 1:04 PM   

quote:

Originally posted by darkstar

You're welcome!!!!

Do you have any leads in RI. The last time i talked to you there were no leads

SouthsFinest

Mortgage Agent

106 Posts

Posted - 05/14/2008 : 4:53 PM



Any leads in La? Whats your min & price?
Thanks

Integrated Fundi

Mortgage Agent

56 Posts

Posted - 05/19/2008 : 08:11 AM



Just ordered another batch from Stephen.

Does anyone have directions on how to use the mail merge wizard with this d
I read online from WORD, but I am having trouble.
If you have the info please post.

Thanks,
Jeff

Jnotice

Mortgage Agent

41 Posts

 Posted - 05/22/2008 : 1:04 PM   




can you send me pricing and minimu on FHA and NON FHA for FL... judith@1:

thanks



darkstar
Lead Supplier

14003 Posts

 Posted - 05/25/2008 : 8:04 PM    

Look at the fun we had tonight!!

http://www.seemysunspot.com/balloon_ride.html

ARM leads 08 & 0

www.adjustableratemark

Very limited and no prepay issues!.

6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loan>

twilson148

Mortgage Agent

10 Posts

 Posted - 05/26/2008 : 10:28 AM  

Hi, Steve:

Great pictures, of the balloons and of the sunspots, too. Just great stuff. I am these days? Plenty, little, or none?



darkstar
Lead Supplier

14003 Posts

Posted - 05/26/2008 : 10:59 AM    

Here is VIDEO from flight!: stephen@adjustableratemarketing.com/eccfa6f48 target="_blank"><http://uncutvideo.aol.com/users/stephen@adjustableratemarketing.com>

ARM leads 08 & 0
[www.adjustableratemark](http://www.adjustableratemarketing.com)
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Banker0679
Mortgage Agent

6826 Posts

Posted - 05/26/2008 : 3:21 PM    

please get permission from me next time you decide to go over my house.
you violated my airspace!

thank you

Banker0679
Mortgage Agent

6826 Posts





Posted - 05/26/2008 : 3:23 PM    

BTW i hope you guys weren't lighting your farts with a match to get that balk

PREMIUM VIP
MEMBER

darkstar
Lead Supplier

14003 Posts

Posted - 05/27/2008 : 04:11 AM    

>>> BTW i hope you guys weren't lighting your farts with a match to get th
ROFLMFAO!!...

ARM leads 08 & 0
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Very limited and no prepay issues!.
6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loan>

PREMIUM VIP
MEMBER

darkstar
Lead Supplier

Posted - 05/27/2008 : 4:59 PM    

14003 Posts

quote:

Originally posted by darkstar

You're welcome!!!!

ARM leads 08 & 0

[www.adjustableratemark](http://www.adjustableratemark.com)

Very limited and no prepay issues!.

6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loan>



darkstar
Lead Supplier

14003 Posts

Posted - 05/27/2008 : 10:09 PM

Today's my birthday, 2 for 1 special for it!...

ARM leads 08 & 0

[www.adjustableratemark](http://www.adjustableratemark.com)

Very limited and no prepay issues!.

6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loan>

Banker0679
Mortgage Agent

6826 Posts

Posted - 05/28/2008 : 06:37 AM

no it's not!

and why didnt you tell me this last week when i placed my order you bum lol

is there a limit on the amount of leads i can buy for the 2/1?

quote:

Originally posted by darkstar

Today's my birthday, 2 for 1 special for it!...

ivanpetten
Mortgage Agent

1718 Posts

Posted - 05/28/2008 : 06:48 AM

The limit is 1,000,000 except for Alabama, that is off limits 😊

quote:

Originally posted by Banker0679

no it's not!

and why didnt you tell me this last week when i placed my order you bum lol

is there a limit on the amount of [leads](#) i can buy for the 2/1?

quote:

Originally posted by darkstar

Today's my birthday, 2 for 1 special for it!...



darkstar
Lead Supplier

14003 Posts

Posted - 05/28/2008 : 6:09 PM

quote:

Originally posted by darkstar

Today's my birthday, 2 for 1 special for it!...

ARM leads 08 & 0

[www.adjustableratemark](http://www.adjustableratemark.com)

Very limited and no prepay issues!.

6/2 FREE TX LEAD NOW: <http://www.brokeroutpost.com/loan>

gwagner
Mortgage Agent

3384 Posts

Posted - 05/28/2008 : 6:20 PM

Hey Stephen, give me a call and tell what you are thinking...this really isn't ri

quote:

Originally posted by darkstar

quote:

Originally posted by darkstar

Today's my birthday, 2 for 1 special for it!...

gwagner
Mortgage Agent

3384 Posts

Posted - 05/28/2008 : 8:47 PM

Hey all...still no call from Stephen who is my business partner in the A.R.M. (but true...

quote:

Originally posted by gwagner

Hey Stephen, give me a call and tell what you are thinking...this really isn't right bro

quote:

Originally posted by darkstar

quote:

Originally posted by darkstar

Today's my birthday, 2 for 1 special for it!...

Banker0679
Mortgage Agent

6826 Posts

Posted - 05/28/2008 : 9:28 PM

well it's his b-day you know...

gwagner
Mortgage Agent

3384 Posts

Posted - 05/29/2008 : 07:17 AM

That may be Robert, but we have a big problem if Stephen is continuing to se leads Stephen has are not his property and will most assuredly not be exclusi details.

quote:

Originally posted by Banker0679

well it's his b-day you know...

Keeysturn
Mortgage Agent

170 Posts

Posted - 05/29/2008 : 08:33 AM

Steve,

Any leads in NC? What is the minimum lead amount one can purchase?

gwagner
Mortgage Agent

3384 Posts

Posted - 05/29/2008 : 08:35 AM

Steve >> The leads Stephen has are not his property and will most assuredly 678-887-6700 for details.

quote:

Originally posted by Keeysturn

Steve,

Any [leads](#) in NC? What is the minimum lead amount one can purchase?

sourav
Mortgage Agent

114 Posts

📅 Posted - 05/29/2008 : 09:41 AM   

Hi Stephen,

Leads aren't working out. I am sure that we are doing something wrong. Here I received a total of 824 [leads](#) for 5-6 EST states which I placed order for. We distributed to my team of 5 LOs. Each LO received 100 the 1st day and rest in p.m. My Manager makes sure that they call every number at least 2 times a day and how I know they are calling these numbers at least twice. I have a disposition

Already Refinanced (15)
Answering Machine (374)
Blank Call (12)
Busy Tone (6)
Call Back (22)
Contact in Future (6)
Contacted (19)
Disconnected (86)
Fax Tone (35)
Hung Up (27)
In Process of Refinancing (8)
No Answer (26)
Not at Home (9)
Not Available (24)
Not Contactable (1)
Not Contacted (35)
Not Interested (95)
Not Qualified (15)
Wrong Number (13)
Wrong Person (2)
Application Taken (6)
Application Received (1)

Please let me know if you need any other information.

Also, what am I doing wrong? Or is it that it's an expectation mismatch. I was over-expecting?

Awaiting your revert.

Sourav Gupta
Simar International, Inc.
www.simarinternational.com

Banker0679
Mortgage Agent

6826 Posts

Posted - 05/29/2008 : 11:20 AM    

1. dont call in the afternoon or you will get nobody
2. call early in the morning or after 5pm
3. Most ppl call from their homes which shows a personal number on caller id
4. If calling them doesnt work then send out the mailers first.
5. Try to buy local as they will see a local number, and pick up!

I sent the priority mail which is about 5bucks each.
 Ppl call back on those more than anything.
 I put really nice paper with color. Cost about 50 cents each paper.
 The paper is presentation paper which is really hard/glossy.

One of the best things is having a website, and NOT QUOTING SUPER HIGH F
 Most of the leads have brokers quoting them 7%..and I'm quoting them 6%



darkstar
Lead Supplier

14003 Posts

Posted - 05/29/2008 : 11:26 AM    

I won't discuss personal business in a public forum, that would be very unpro
:-)

ARM leads 08 & 0
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Banker0679
Mortgage Agent

6826 Posts

Posted - 05/29/2008 : 11:30 AM    

a lot of my deals came from ppl who were ALREADY in the process
 they're easier to sell to since they're already going forward.

sourav
Mortgage Agent

114 Posts

Posted - 05/29/2008 : 11:41 AM   

Hey Stephen,

Thanks a lot for your suggestions. I am having the caller ID part fixed in 2-3 h
 things will better by tomorrow. Lets see. Will keep you posted!

Thanks again!

Sourav Gupta
 Simar International, Inc.
www.simarinternational.com

Banker0679
Mortgage Agent

6826 Posts

Posted - 05/29/2008 : 11:44 AM    

sourav you should also post anymore questions before your burnout your lea

[gwagner](#)
Mortgage Agent

3384 Posts




Posted - 05/29/2008 : 11:54 AM   

I won't discuss personal business in a public forum, that would be very unpro
[leads](#) over and over....and that do not belong to you. That is stealing bro. I n
the full lead files, but I'm sure not going to just let you keep doing this witho
pretty sure I'm not going to get kicked off for telling the truth.

Pretty weak to not even call me Stephen.

[Banker0679](#)
Mortgage Agent

6826 Posts

Posted - 05/29/2008 : 12:03 PM    

if they were YOUR [leads](#) then why would you let him open up a site on
Created: 2006-09-30
how long were you partners for?

[aspiring1](#)
Service Provider

1032 Posts

Posted - 05/29/2008 : 12:26 PM   

quote:

Originally posted by Banker0679

a lot of my deals came from ppl who were ALREADY in the process

they're easier to sell to since they're already going forward.

Good tidbit of info Robert. :))

Jarvis Edwards-Loan Officer
1-800-805-6802

"A market never determine it's winners; winners determine winners."

[gwagner](#)
Mortgage Agent

3384 Posts

Posted - 05/29/2008 : 12:32 PM   

how long were you partners for? << since august of 06 trust me I can prove

Stepen registered that domain name which I could care less about. I trusted :
didn't use them.





quote:

Originally posted by Banker0679

if they were YOUR [leads](#) then why would you let him open up a site on
Created: 2006-09-30
how long were you partners for?

[Banker0679](#)
Mortgage Agent

6826 Posts

Posted - 05/29/2008 : 12:36 PM    

i dont know how to believe but i really doubt he's reselling.

anywayz you guys get a room!

gwagner
Mortgage Agent

Posted - 05/29/2008 : 12:55 PM   

3384 Posts

The bottom line is that Stephen fails to discredit what I have posted. If I was

Just know that Stephen received ARM leads from me and through a supplier t
anymore and he has a very limited supply so he must be selling them more tl

Buyers Beware

quote:

Originally posted by Banker0679

i dont know how to believe but i really doubt he's reselling.

anywayz you guys get a room!

Banker0679
Mortgage Agent

Posted - 05/29/2008 : 1:00 PM    

6826 Posts

are you serious? have you been in the business that long?

i know where to get a lot of his leads but he filters them out for a few bucks.
I also dont want to buy a billion leads as most wholesalers require this.

If you dont know that he's reselling or dont have proof then stop running you
Nothing worse then making accusations that you can't prove.

It seems ppl are becoming desperate nowadays, and are blaming others for t
Just like how ABC got accused last week, and the person said I was defending

GET A LIFE!

hockeyguy
Mortgage Agent

Posted - 05/29/2008 : 1:03 PM   

158 Posts

Show us some proof! So how much do you sell them for? I need something fc

gwagner
Mortgage Agent

Posted - 05/29/2008 : 1:10 PM   

3384 Posts

I am happy that you had success with the leads, and I commend you that yo
who I am.

I will be happy to tell you the whole story and send you documentation if you
filtering were my idea. Stephen was the sales person. Just ask Terry Schneid

quote:

Originally posted by Banker0679

are you serious? have you been in the business that long?

i know where to get a lot of his leads but he filters them out for a few bucks.
I also dont want to buy a billion leads as most wholesalers require this.

If you dont know that he's reselling or dont have proof then stop running your mouth!
Nothing worse then making accusations that you can't prove.

It seems ppl are becoming desperate nowadays, and are blaming others for their prc
Just like how ABC got accused last week, and the person said I was doing it for free!

GET A LIFE!

Banker0679
Mortgage Agent

6826 Posts

 Posted - 05/29/2008 : 1:16 PM    

who is Darrin Ferro?

gwagner
Mortgage Agent

3384 Posts

 Posted - 05/29/2008 : 1:19 PM   

The founder of Broker Outpost. 4th on the list.

<http://www.brokeroutpost.com/loans/brokers/forum/members.asp>

quote:

Originally posted by Banker0679

who is Darrin Ferro?

Banker0679
Mortgage Agent

6826 Posts

 Posted - 05/29/2008 : 1:29 PM    

oh you spelled it differently

Darin Ferraro is his name. I thought you knew him ?


darkstar
Lead Supplier

14003 Posts

 Posted - 05/29/2008 : 1:36 PM    

Uh, I did:

I won't discuss personal business in a public forum, that would be very unpro
:-)

Too busy to play today, back to work!...

Keep checking this thread for **FREE** leads!...Batting 100% so far!...

ARM leads 08 & 0

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[hockeyguy](#)
Mortgage Agent

158 Posts

Posted - 05/29/2008 : 2:20 PM

I guess I'm a bit confussed, I've used Steves [leads](#) once and didn't have great understand why after so long all this is coming out. I like what Steve does an county records? And aren't those public record that any one can go get? In m work out so I don't have to go through the mess of pulling all the information multiable agents? I think for the price you pay per lead its a great deal. Some great, but like I say for the price you need to expect that. Pease correct me if

[gwagner](#)
Mortgage Agent

3384 Posts

Posted - 05/29/2008 : 2:31 PM

The problem is that Stephen and I were in this business together. I shared wi been selling the [leads](#) behind my back claiming there was no longer a demanc the right to sell. It is dead wrong on so many levels.

Sure the customer service is good, just the character is bad and sooner or lat

quote:

Originally posted by hockeyguy

I guess I'm a bit confussed, I've used Steves [leads](#) once and didn't have great succe after so long all this is coming out. I like what Steve does and has great customer se those public record that any one can go get? In my mind Steve is doing nothing wror mess of pulling all the information. Are you suggesting that he selling the same [lead](#) a great deal. Some times you'll hit a good batch and others may not be that great, b me if I'm wrong.

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