



## Broker Outpost Mortgage Forums

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Search for: **ADJUSTABLE RATE MARKETING-ARM leads!**

Related tags: [[one of kind as always!](#)]

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### Author

**Topic**

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

Posted - 07/03/2007 : 3:16 PM

6825 Posts

Honest feedback?  
Darkstar's products are like crack...once you're on it...you're hooked.

things to do for the day:

1. mail out/call Darkstar's list
2. receive messages from the new customers.
3. fill out 1003's, order appraisals, close/fund loans.
4. receive nice commission checks, and spend it on your wife/kids.
5. kick yourself for having a large family.
6. return to Dealer, and repeat steps 1-5.

quote:

*Originally posted by vegasloan1*

What has been the results of Darkstars lists? I am considering buying and would like



**[darkstar](#)**  
Lead Supplier

Posted - 07/04/2007 : 05:30 AM

14003 Posts

## NOBODY has what ARM ha

**First** in the market to bring you **Adjustable Rate Mortgage Leads** will continue to bring you the best Adjustable Rate (ARM) Lead Gene due to server upgrades on the Outpost (no fault of ours) our previous filled with testimonials, was deleted (you can see it here: <http://adjustableratemarketing.com/boarchive.htm>)....so let's : 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!
- Customized premerged letter with each lead
- Customized premerged postcard with each lead
- Customized premerged mailing label with each lead
  
- SPANISH ONLY Adjustable Rate (ARM) leads AVAILBLE! Th pre-screened to exclude them!
  
- Proven customer service!
  
- ALWAYS 100% EXCLUSIVE!

\*\*\*\*\*

**A few testimonials from our previous thread I managed to sa**

THESE LEADS ARE AWESOME! Im hard to please when it comes to leads or ar 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, with Cwide and point file ready, setting up an appraisal when I call them back

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

That means that out of the 3 homeowners I talked to I got 1 app and I have telling my best bud Id give him some to work..greed is setting in! Thanks Ste Rez

Later that day:  
Hey, since my last post got another app too! And the people are receptive to leads make it so easy! Two apps and I havnt even sent out one letter yet Ive Stephen keeps getting emails from me after each one. I'll 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 a problem in the first batch and he replaced them entierly for free for us! with emailed me within 24 hours a new batch  
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 what it left 41 messages for me in 5 mins. better than spending 2 hours bro. start calling them. the 1st person i called back hung up on me but oh well.

=====  
I bought a batch of 22 ARMs and turned 3 into deals, one refinancing their AF 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 fr

But I like the customer service he exhibits here. the manner in which he appe seems to solve problems in an equitable fashion, especially when he might ha

dollar

-----  
Thank you guys, I really think it has a lot to do with coming from an LO's per daily...I can so easily place myself back on the other end of the phone calling and a half ago, and always try to give what I would expect if I was again, whi no guarantees in any of this...

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

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

-----  
Email me at  
[stephen@adjustableratemarketing.com](mailto:stephen@adjustableratemarketing.com)  
for samples and add'l info!

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

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**<http://www.brokeroutpost.com/loans/brokers/forum/topic>**



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/04/2007 : 05:31 AM

quote:

*Originally posted by Banker0679*

Honest feedback?  
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  6. return to Dealer, and repeat steps 1-5.

quote:

*Originally posted by vegasloan1*

What has been the results of Darkstars lists? I am considering buying and would like feedback.

Thanks a bunch bro!!!!!! Happy 4th to you all!

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/04/2007 : 05:51 AM

I have 100s of MA mailers the same as Paul has found great success with for

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**sdagent**  
Mortgage Agent

910 Posts

Posted - 07/04/2007 : 08:58 AM



""""Hey Short Sale, love your name LOL I'm in Atlanta for the next few days, I program, I have tens of thousands of [leads](#) for people that fit your program... hope of a refinance or ability to make the increased payment...""""

These should be good pre-foreclosure leads.....Ima let a few Investors know : be the first one to know about a property before it goes into forclosure.....

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 07/04/2007 : 09:13 AM



sounds like an attempt to hijack Darkstar's thread.



**sdagent**  
Mortgage Agent

910 Posts

 Posted - 07/04/2007 : 1:23 PM   

---

quote:

*Originally posted by Banker0679*

sounds like an attempt to hijack Darkstar's thread.

who are you reffering to?



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/04/2007 : 1:55 PM

Rob, he's refering to another thread where I mentioned I have leads for inves such...We can target those that can't make their payments and have no equit

Contact me if interested...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/05/2007 : 04:54 AM

Thank you all for the unbelievable response and your patience as we get thru

MikeK, if you reasd this, email me!...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/05/2007 : 12:35 PM

Thanx for calling Mike!...We look forward to a long business relationship!...

Ray, Mike, Lee and Margaritte, thank you for your orders and reorders!...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/05/2007 : 1:43 PM

Who else guarantees 80% LTVs and no prepay issues!?!?!...That's right NOBC score, it can't get any better(and we're working on that as I type!)

Come and get em...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/06/2007 : 05:19 AM

I'm going to keep July 4th special thru weekend!...Email me for order form ar

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**darkstar**  
Lead Supplier

14003 Posts

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Posted - 07/06/2007 : 07:47 AM

quote:

---

*Originally posted by Banker0679*

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quote:

---

*Originally posted by vegasloan1*

What has been the results of Darkstars lists? I am considering buying and would like feedback.

---

---

Thanks for the kind words bro!

---

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**Banker0679**  
Mortgage Agent

6825 Posts

---

Posted - 07/06/2007 : 07:59 AM

you must be on your own 'product'...you already thanked me lol

read above



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/06/2007 : 08:39 AM

quote:

*Originally posted by Banker0679*

you must be on your own 'product'...you already thanked me lol

read above

Nah, we quit selling that a long time ago...I'm just a thankful guy! LOL

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/06/2007 : 11:05 AM

Thank you Scott Carlton for cleaning AL out!...You guys rock!...

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**eli**  
Mortgage Agent

302 Posts

Posted - 07/06/2007 : 11:35 AM

Stephen

Thanks for taking time out of your busy day out there in Georgia to speak with you and building a great working relationship.

Thanks!!!

In a country well governed, poverty is something to be ashamed of. In a country something to be ashamed of.

**Carlsbadd**  
Mortgage Agent

722 Posts

Posted - 07/06/2007 : 12:03 PM

I am interested in your special, is it to late ?

Buy a thank you gift for your borrower today

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



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/06/2007 : 12:20 PM

Nope, email me for order form and template!

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**Carlsbadd**

Mortgage Agent

722 Posts

Posted - 07/06/2007 : 12:46 PM

Ordering now

Buy a thank you gift for your borrower today

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



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/06/2007 : 2:24 PM

Thank you Carlin, you should have them this eve or first thing in a.m....

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/07/2007 : 04:47 AM

Mailers folks! These people are all on the DNC and are some of the most resp not solicited any where on the level of average folks...We have tens of thousa 500 minimum, same as the other leads, only difference no phone number!...

5% response rate is the norm when dealing with DNC people, come find out!

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/07/2007 : 2:32 PM

Back in KY office if you need me!

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**McMike**  
Mortgage Agent

17 Posts

Posted - 07/07/2007 : 8:19 PM

Sorry for the late response... Thank you for calling me back... I look forward provide feedback to anyone if they need it...

Thanks  
Mike W



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/08/2007 : 05:24 AM

I'm going to send them tonight Mike so you can hit the ground running tomor

=====

REMINDER

Mailers folks! These people are all on the DNC and are some of the most resp not solicited any where on the level of average folks...We have tens of thousa

500 minimum, same as the other leads, only difference no phone number!...

5% response rate is the norm when dealing with DNC people, come find out!

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/08/2007 : 06:51 AM    

This was posted in another thread by kingfish and of course felt it had a place well as he did in response to someone's claim that data is data:

[http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC\\_ID=13](http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC_ID=13)

"There is no magic data, there no silver bullet. DATA is just DATA."

Ehhh, I understand your point, and yes, this is obviously not exclusive BUT th common (I haven't found anyone else that does). First off, you get name, ph monthly payment/increase. Secondly you get the data filtered by ltv, loan am HUGE benefit - it comes in a format where you just click print and you got a k personalized every letter to show the exact figures and such and the address

Can you do all of this yourself? Of course. Would it take you the ENTIRE week mailing format with all the bells and whistles? Yup. So before you start whinir what you are saying. OF COURSE he makes money repackaging data? WTH s money? He also is using a specific mailing technique and letter (which means have a clue about.

I would lvoe to know how many days it takes you to pull 100 ARM leads, reca with under 80% LTV, DNS scrubbed with phone numbers, loan value over \$10 new payment amount, on some sort of computer program to store all this dai inaccuracies. So, for \$1000 or so you could have all that wrapped up nicely at

Dont know about you, but I make a helluva lot more than \$300 a lousy day a golfing, drinking, biking, or working on building business. The [leads](#) I have OT Stephens but still very good and dirt cheap. It's all a matter of what works fo repackaging data - he has unique programs that so quite a bit and a format t mailers...

good luck

Thank you for that Mike!...

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**latinalender**  
Mortgage Agent

556 Posts

Posted - 07/08/2007 : 09:29 AM     

Hi Stephen,




We're ready to rock and roll whenever you are. 

Liz Perez  
[latinalender@aol.com](mailto:latinalender@aol.com)  
[www.myfmcloan.com](http://www.myfmcloan.com)  
"Failure is Not an Option, we Close Loans"

**PREMIUM** VIP  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/08/2007 : 6:11 PM    

We can add lawyer to the list of people I'm waiting on now...We'll know early

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**NickJAmato**  
Mortgage Agent

46 Posts

Posted - 07/09/2007 : 11:58 AM  





We are currently doing some research to start a new relationship with a lead specifically looking for NY and CT leads. Also are there specific filters that you out FHA specific leads. Please let me know and I look forward to doing busine

Sincerely,  
Nick Amato  
Senior Loan Consultant  
Financial Equities  
(516)281-2303

**PREMIUM** VIP  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/09/2007 : 12:14 PM    

Nick, shoot me an email for info and samples!




Welcome to the post too!!!!!!!

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**PREMIUM** VIP  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/10/2007 : 08:43 AM    

Hey folks, darkstar had a very bad night, spent it in the hospital with very ba  
I'm back home now but will be taking my one day off this month today...

I will be answering emails but not the phone...I thank you all in advance for y orders in house, and that come in, will be processed as usual...If you need to day to rest, thanks again!...

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**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 07/10/2007 : 08:44 AM    

wow sorry to hear that.

hope you feel better.....maybe you couldnt believe all the orders...and ran ou

**mike1215**  
Mortgage Agent

45 Posts

Posted - 07/10/2007 : 09:04 AM   

Stephen,  
I hope your feeling better,  
please email more info & email me a sample of \$2 leads.




Thanks Mike

[mike3408@exceloffice.net](mailto:mike3408@exceloffice.net)

**PREMIUM** **VIP**  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/10/2007 : 12:27 PM    

Thank you Robert, I just burned myself out pretty hard...Just checking in, goi day!...

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**PREMIUM** **VIP**  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/11/2007 : 06:09 AM    

Phew, ok, back in the saddle!...Thank you all for the kind words and patience us...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/11/2007 : 07:34 AM

Thank you for the reorder Jan!...You have mail!!!...

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**ivanpetten**  
Mortgage Agent

1718 Posts

Posted - 07/11/2007 : 08:05 AM

Got one funding on Friday, thanks for the new leads!! Took another applicatic

**Pauldell**  
Mortgage Agent

26 Posts

Posted - 07/11/2007 : 09:15 AM

just another follow up. stephen sent me a few extra after i found a few NIS at 50ish. so far from ONLY the letters, we have had 8 callbacks. And we have be gotten many on the phone. Out of these 8 calls, 3 should be easy deals, and what a huge improvement over my first batch of CT leads with stephen. I gue People see the area code and almost WANT to call!! Thanks again Stephen!!



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/11/2007 : 5:47 PM

quote:

*Originally posted by Pauldell*

just another follow up. stephen sent me a few extra after i found a few NIS and wror so far from ONLY the letters, we have had 8 callbacks. And we have been calling the the phone. Out of these 8 calls, 3 should be easy deals, and 2 could be done with so improvement over my first batch of CT leads with stephen. I guess going closer to h and almost WANT to call!! Thanks again Stephen!!

Thank you for the kind, honest report and continued support Paul!...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/11/2007 : 8:22 PM

1000s of DNC mailers available at 80% LTV or less, only \$2 each with only a

**ARM leads 08 & 09!**

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Very limited and no prepay issues!...Spanish

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**mkossack**

Mortgage Agent

1 Posts

Posted - 07/12/2007 : 09:30 AM   

I bought \$360 worth of ARM Leads. The first day I called them, I got two APP closing. These [leads](#) are great and I didn't even start hearing from the mailing

**Banker0679**

Mortgage Agent

6825 Posts

Posted - 07/12/2007 : 10:03 AM    

Thank G-d you're in NY. Stay away from my state :)



**darkstar**

Lead Supplier

14003 Posts

Posted - 07/12/2007 : 10:29 AM    

quote:

*Originally posted by mkossack*

I bought \$360 worth of ARM Leads. The first day I called them, I got two APPS and c closing. These [leads](#) are great and I didn't even start hearing from the mailings yet!!

Thank you Mike for joining the Outpost and taking the time to say those kind that!...

**ARM leads 08 & 09!**

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Very limited and no prepay issues!...Spanish

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**darkstar**

Lead Supplier

14003 Posts

Posted - 07/12/2007 : 10:31 AM    

quote:

*Originally posted by Topdawg*

Sorry to hear you were ill. Get some rest!! This is not a plug...we're serious.

Thank you Richard, I know you mean it...Take my advise, no more than 6 18 can kill you! LOL

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/12/2007 : 2:47 PM

Thanks again Rich!...MikeF, you have mail, redo's and reorder!

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



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/12/2007 : 8:52 PM

MikeM, Jan, Brad, SteveS and DaveS, thank you all for your REorders and cor delaysm and issues, in delivery, I think we're all caught up now!...

Email me for info and samples!!!!!!!!!!!!!!!!!!!!

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

**jvanpetten**  
Mortgage Agent

1718 Posts

Posted - 07/13/2007 : 05:12 AM

Got a call last night from the DNC's (I only mailed out 5!!) took an applicator 4th order yesterday.....guess I need to get to work and quit ready BO.



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/13/2007 : 05:14 AM

quote:

*Originally posted by jvanpetten*

Got a call last night from the DNC's (I only mailed out 5!!) took an application. Have order yesterday.....guess I need to get to work and quit ready BO.

You got skills girl, I'm glad you chose my [leads](#) to demonstrate them with!...

**ARM leads 08 & 09!**  
**[www.adjustableratemarketing.com](http://www.adjustableratemarketing.com)**

Very limited and no prepay issues!...Spanish

**6/2 FREE TX LEAD NOW:**

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

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

1718 Posts

Posted - 07/13/2007 : 05:18 AM    

I am a small fish in a big pond, but you treat me like the BIG one! That mean

**PREMIUM** **VIP**  
**MEMBER**

**[darkstar](#)**  
Lead Supplier

14003 Posts

Posted - 07/13/2007 : 06:52 AM    

## NOBODY has what ARM has

**First** in the market to bring you **Adjustable Rate Mortgage Leads** will continue to bring you the best Adjustable Rate (ARM) Lead Gene due to server upgrades on the Outpost (no fault of ours) our previous filled with testimonials, was deleted (you can see it here: <http://adjustableratemarketing.com/boardarchive.htm>)....so let's : 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!**
- **Customized premerged letter with each lead**
- **Customized premerged postcard with each lead**
- **Customized premerged mailing label with each lead**
  
- **SPANISH ONLY Adjustable Rate (ARM) leads AVAILBLE! Th**  
**pre-screened to exclude them!**
  
- **Proven customer service!**
  
- **ALWAYS 100% EXCLUSIVE!**

\*\*\*\*\*

**A few testimonials from our previous thread I managed to sav**

THESE LEADS ARE AWESOME! Im hard to please when it comes to leads or ar

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, with Cwide and point file ready, setting up an appraisal when I call them back

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

That means that out of the 3 homeowners I talked to I got 1 app and I have telling my best bud Id give him some to work..greed is setting in! Thanks Ste Rez

Later that day:

Hey, since my last post got another app too! And the people are receptive to leads make it so easy! Two apps and I havnt even sent out one letter yet Ive Stephen keeps getting emails from me after each one. I'll 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 a problem in the first batch and he replaced them entierly for free for us! with emailed me within 24 hours a new batch  
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 what it left 41 messages for me in 5 mins. better than spending 2 hours bro. start calling them. the 1st person i called back hung up on me but oh well.

=====  
I bought a batch of 22 ARMs and turned 3 into deals, one refinancing their AF 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 fr

But I like the customer service he exhibits here. the manner in which he appe seems to solve problems in an equitable fashion, especially when he might ha

dollar

-----

Thank you guys, I really think it has a lot to do with coming from an LO's per daily...I can so easily place myself back on the other end of the phone calling and a half ago, and always try to give what I would expect if I was again, whi no guarantees in any of this...

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

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

-----

Email me at [stephen@adjustableratemarketing.com](mailto:stephen@adjustableratemarketing.com) for samples and add'l info!

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

quote:

---

*Originally posted by jvanpetten*

I am a small fish in a big pond, but you treat me like the BIG one! That means as m

---

Thank you so much!...Not everyone feels that way after yesterday, I was so k pretty bad, the 2 people ended up getting a complete batch free plus the one professional and just shook his head and laughed at me, the other waited unt within 5 minutes filed for a chargeback...Now he has 2 good orders and want: send the labels...Made me guess, wouldn't even tell me what the problem wa filings, told me to quit being lazy and figure it out, moi lazy?...LOL...Worse p me before but I'm such a nice(and apparently stupid) guy, I put myself right

I gave him the chance to handle it like a pro, we'll see...

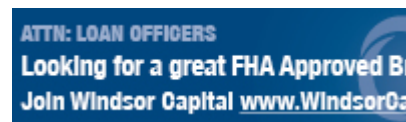
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