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#### Topic

#### Pa



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/26/2007 : 10:25 AM

That is a great idea, I always tell clients that's a benefit of not reselling, creat where people WILL help each other, ahsre resources and tips!...God love ya!.

I will look into maybe a monthly FREE teleconference that I'll sponsor for all c discuss, I think that will be helpful to all!...

**ARM leads 08 & 09!**

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

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

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

#### WorldWideWayne

Mortgage Agent

1508 Posts

Posted - 07/26/2007 : 1:36 PM

Do you handle MI? Can you please send me info with pricing?

No Signature Needed.

#### xavierramirez

Mortgage Agent

77 Posts

Posted - 07/26/2007 : 1:55 PM

I must of missed that part when I read the rules sorry if I offended you chief

#### Banker0679

Mortgage Agent

6825 Posts

Posted - 07/26/2007 : 1:58 PM

no problem...just delete your previous post...and nobody will know the differe

quote:

*Originally posted by xavierramirez*

I must of missed that part when I read the rules sorry if I offended you chief



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/26/2007 : 2:21 PM    

Thank you sir, you're a scholar and a gentleman!...

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/27/2007 : 04:40 AM    

September recasts are going fast, only 5 weeks left, perfect time to contact a hand holding!...

**\*\*\* SPECIAL \*\*\***

I have almost 1500 AUGUST recasts with phone numbers, due to limited time since we aren't going to rerun those to check for recent refi's (to keep the cos will just go to waste), I will let those go for \$2.50 each (100 minimum)... These numbers, real bargain to catch those sleepers or people in denial that like to 'moment!... Must be licensed in multiple states, if interested email me with ALL in and I will reply with counts in those states... These were last purged of rece 6th... You will surely hit many that have refi'd, but for the price ONE deal mak having the numbers, I'd expect considerably more still... Great for those with looking for masses to call!...

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**jvanpetten**  
Mortgage Agent

1718 Posts

Posted - 07/27/2007 : 05:25 AM    

I know my area has no August left, but I can attest to the fact that some people I have taken 2 applications this week on people who recast in JULY and I have been calling/sending mail for over 30 days. They have a lot of people calling and for a matter of timing. Gotta get another area.



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/27/2007 : 05:41 AM

quote:

*Originally posted by jvanpetten*

I know my area has no August left, but I can attest to the fact that some people are have taken 2 applications this week on people who recast in JULY and I have been calling/sending mail for over 30 days. They have a lot of people calling and for \$2.50 it is just a matter of timing. Gotta get another area.

One or two every other month or so, I get those that I mailed months ago call me...Those are HOT calls and the closing rate is ridiculous on those!...Shot other areas!...Hope I can help!...

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**[http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC\\_ID=14003](http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC_ID=14003)**



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/28/2007 : 09:17 AM

An unacceptable error rate on TN mailers has been found, TN will be cut off in our area there...We expect some errors(always replaced), but TN went off the charts.. Please inform me of misaddressed letters, we want to know...Sorry to that person who was inconvenienced...

**ARM leads 08 & 09!**

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/29/2007 : 1:25 PM    

\*\*\*SPECIAL\*\*\*

I have almost 1500 AUGUST recasts with phone numbers, due to limited time since we aren't going to rerun those to check for recent refi's (to keep the cos will just go to waste), I will let those go for \$2.50 each (100 minimum)... These numbers, real bargain to catch those sleepers or people in denial that like to 'moment!... Must be licensed in multiple states, if interested email me with ALL in and I will reply with counts in those states... These were last purged of rece 6th... You will surely hit many that have refi'd, but for the price ONE deal mak having the numbers, I'd expect considerably more still... Great for those with looking for masses to call!...

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**JeanieFoley**  
Mortgage Agent

62 Posts

Posted - 07/30/2007 : 07:58 AM   


I might be interested. You seem like you have a good reputation here. What c NC? Do you have references besides Broker Outpost? Where do you get your with the utmost respect. I have been burnt pretty bad before. You are welcom e-mail if you like.

Jeanie



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/30/2007 : 08:02 AM    

Welcome to the outpost Jeanie! You have mail!

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**JeanieFoley**  
Mortgage Agent

62 Posts

 Posted - 07/30/2007 : 08:11 AM   

---

Thanks Stephen! You have mail also! I am taking a look at your website. 😊



**darkstar**  
Lead Supplier

14003 Posts

 Posted - 07/30/2007 : 11:02 AM    

Thank you for your inquiry, I hope we can help you!

---

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**taracummins**  
Mortgage Agent

1669 Posts

Posted - 07/30/2007 : 2:44 PM   

Thanks for replying to my email so quickly. I look forward to talking to you la



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/30/2007 : 5:16 PM    

"TAG" you're it, just left you a voicemail if for some reason you check here fir

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**assassin17**  
Mortgage Agent

2699 Posts

Posted - 07/30/2007 : 10:21 PM   

And I'm bumping this one too, dammit!



**darkstar**  
Lead Supplier

14003 Posts

Posted - 07/30/2007 : 10:57 PM

Wassup man, long time no talk!...

It's almost 2am, I can now punch out for day and go do the things we work s to do....Well, for 5 minutes, then I got to get to sleep! LOL

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**assassin17**  
Mortgage Agent

2699 Posts

Posted - 07/31/2007 : 11:38 PM

I beat you. I'll be typing exciting software code until 4 am every night! It pay much better than doing loans, but maybe I should become a lead vendor and of getting to bed at 2?

**rivey**  
Mortgage Agent

103 Posts

Posted - 08/01/2007 : 06:34 AM

Darkstar...

What are your quantities on those august recasts for the states of SC, OH or

Sincerely,

Rick Ivey  
MainStreet Lending  
238 Mathis Ferry Road, Suite 101  
Mount Pleasant, SC 29464  
Mobile - 843.343.6700  
Email - [ivey.rc@gmail.com](mailto:ivey.rc@gmail.com)

**rivey**  
Mortgage Agent

103 Posts

Posted - 08/01/2007 : 12:32 PM   

Darkstar,

Is it possible to do a mix and match.... like some of the August recasts and so for September recast....

What is the minimum on a mix match order.... I know it's 100 for august and there and in between say if I want 100 for august and 50 or 100 DNC ones w

Sincerely,

Rick Ivey  
MainStreet Lending  
238 Mathis Ferry Road, Suite 101  
Mount Pleasant, SC 29464  
Mobile - 843.343.6700  
Email - [ivey.rc@gmail.com](mailto:ivey.rc@gmail.com)

**PREMIUM** VIP  
**MEMBER**  
**raymond b**  
Service Provider

3442 Posts

Posted - 08/01/2007 : 2:15 PM     

Hey Stephen, when the heck are you gonna get here dude. You were suppose 11:20 pm. Oh i know you got to the hotel plugged in your labtop and logging in bro its a vacation!!! lol

**Raymond Bartreau**-OWNER / PRESIDENT of...  
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(contact me) [raymond@bestratereferrals.com](mailto:raymond@bestratereferrals.com) - office 1-800-811-1402 / cel

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[http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC\\_](http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC_)

**darkstar**

Lead Supplier

14003 Posts

Posted - 08/01/2007 : 4:31 PM    

quote:

*Originally posted by raymondb*

Hey Stephen, when the heck are you gonna get here dude. You were supposed to lar pm. Oh i know you got to the hotel plugged in your labtop and logginto BO didnt you vacation!!! lol

Haha!...Thanx for joining us for lunch!...We'll see you tomorrow sometime to

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Lead Supplier

14003 Posts

Posted - 08/01/2007 : 4:33 PM    

Rick, no problem...I will get you those counts shortly...Getting my lil office se now!...

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Mortgage Agent

18 Posts

Posted - 08/01/2007 : 7:31 PM  

hey Darkstar i meant to post here but i accidently sent you an email. Am new getting a hand of it, sorry. You can reply to my question here.

MR.iNeedLoans

**darkstar**

Lead Supplier

14003 Posts

Posted - 08/02/2007 : 05:47 AM    

Thank you Dan, mail sent!

---

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

103 Posts

 Posted - 08/02/2007 : 07:36 AM   

---

quote:

---

*Originally posted by darkstar*

Rick, no problem...I will get you those counts shortly...Getting my lil office set up he now!...

---

Not a problem Stephen. I want to try and lock something on either today or t get this ball moving. I don't have too high of expectations, but I'm hoping to deals out this. I plan on mailing the whole lot and then doing follow ups via p August leads...

---

Sincerely,

Rick Ivey  
MainStreet Lending  
238 Mathis Ferry Road, Suite 101  
Mount Pleasant, SC 29464  
Mobile - 843.343.6700  
Email - [ivey.rc@gmail.com](mailto:ivey.rc@gmail.com)

**[Mrs Darkstar](#)**  
Lead Supplier

2 Posts

 Posted - 08/02/2007 : 08:17 AM   

---



Hello everyone! I am Stephen's wife of 20 years! and his receptionist/secretary patrol///etc.,etc. LOL I am also here to help you any way I can when you can with Darkstar!!!

---

Kim Ames

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

1718 Posts

 Posted - 08/02/2007 : 08:48 AM    

---

Welcome Mrs. Darkstar!!!

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

1025 Posts

 Posted - 08/02/2007 : 08:51 AM   

---

quote:

---

*Originally posted by Mrs Darkstar*

Hello everyone! I am Stephen's wife of 20 years! and his receptionist/secretary/gard patrol///etc.,etc. LOL I am also here to help you any way I can when you can't get ir Darkstar!!!

---

Welcome to the BO. Behind every good man there is a great woman! I wish I Las Vegas to meet you. We've heard great things about you!

**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 08/02/2007 : 08:57 AM    

---

ASL?? Any Pics?

lmao

quote:

---

*Originally posted by Mrs Darkstar*

Hello everyone! I am Stephen's wife of 20 years! and his receptionist/secretary/gard patrol///etc.,etc. LOL I am also here to help you any way I can when you can't get ir Darkstar!!!

---

**rivey**  
Mortgage Agent

103 Posts

Posted - 08/02/2007 : 1:38 PM   

---

Gosh...not use to this thread not getting multiple posts through out the day.. slacking....

---

Sincerely,

Rick Ivey  
MainStreet Lending  
238 Mathis Ferry Road, Suite 101  
Mount Pleasant, SC 29464  
Mobile - 843.343.6700  
Email - [ivey.rc@gmail.com](mailto:ivey.rc@gmail.com)

**jvanpetten**  
Mortgage Agent

1718 Posts

Posted - 08/02/2007 : 1:44 PM    

---

I think "on vacation" is more like it.

**PREMIUM VIP MEMBER**  
**raymondb**  
Service Provider

3442 Posts

Posted - 08/02/2007 : 2:09 PM     

---

Vacatin is right, we just met Stephen and George for lunch at the strip club... kidding Mrs Darkstar. 😊

quote:

---

*Originally posted by jvanpetten*

I think "on vacation" is more like it.

---

**Raymond Bartreau**-OWNER / PRESIDENT of...  
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(contact me) [raymond@besttraterreferrals.com](mailto:raymond@besttraterreferrals.com) - office 1-800-811-1402 / cel

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**darkstar**  
Lead Supplier

14003 Posts

Posted - 08/02/2007 : 2:15 PM

Raymond, if you cause me to not be able to go home, I'm taking the master s  
place!!!!!!!!!!!!....I'll string a hammock in the weightroom for you!...Please call M  
tell her the truth! Number below!

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**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 08/02/2007 : 2:17 PM

i knew i should've went

quote:

---

*Originally posted by raymondb*

Vacatin is right, we just met Stephen and George for lunch at the strip club...lmao...  
Mrs Darkstar. 😊

quote:

---

*Originally posted by jvanpetten*

I think "on vacation" is more like it.

---



**darkstar**  
Lead Supplier

14003 Posts

Posted - 08/02/2007 : 4:04 PM

quote:

---

*Originally posted by Banker0679*

i knew i should've went

quote:

*Originally posted by raymondb*

Vacatin is right, we just met Stephen and George for lunch at the strip club...lmao....just kidding Mrs Darkstar. 😊

quote:

*Originally posted by jvanpetten*

I think "on vacation" is more like it.

Still here, come on out!!!!!!..>We'll leave the light on...

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**rkeywood**  
Mortgage Agent

174 Posts

📄 Posted - 08/03/2007 : 04:31 AM 🗨️ 📄 🏠

Has anyone done the mail only leads? Any responses? Do you get a customized letter that? I am in NY.

**PREMIUM** VIP  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

📄 Posted - 08/03/2007 : 06:59 AM 🗨️ 📄 🏠 🇺🇸

quote:

*Originally posted by rkeywood*

Has anyone done the mail only leads? Any responses? Do you get a customized letter that? I am in NY.

Each lead comes with the letter, postcard and mailing label...However, I am c  
Aug 8th...

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**iNeedLoans**  
Mortgage Agent

18 Posts

Posted - 08/03/2007 : 08:43 AM  

Am excited! i just placed my first order of DNC Arm Leads. i'll let everyone kr  
Arm Leads here i go.

MR.iNeedLoans

**rkeywood**  
Mortgage Agent

174 Posts

Posted - 08/03/2007 : 09:27 AM   

Darkstar do you recommend sending a \$4 priority to each

**iNeedLoans**  
Mortgage Agent

18 Posts

Posted - 08/03/2007 : 09:44 AM  


they're DNC scrubbed.

MR.iNeedLoans

**PREMIUM VIP**  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 08/03/2007 : 10:59 AM    

Thank you Dan, you should have them very shortly...I do wholeheartedly rec  
Priority Mail...

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**Banker0679**  
Mortgage Agent

6825 Posts

Posted - 08/03/2007 : 11:14 AM    

Stephen

i heard you had santa's little helpers scouring all the records in every courtho  
United States...can it be true that you're running a sweatshop?

lol

**PREMIUM VIP**  
**MEMBER**

**darkstar**  
Lead Supplier

14003 Posts

Posted - 08/03/2007 : 11:15 AM    

quote:

---

*Originally posted by Banker0679*

Stephen

i heard you had santa's little helpers scouring all the records in every courthouse acr  
States...can it be true that you're running a sweatshop?

lol

---

I'm jewish bro, couldn't negotiate the contract! LOL Nah, robots are cheaper!

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**Banker0679**

Mortgage Agent

6825 Posts

Posted - 08/04/2007 : 1:30 PM    

how was the defcon conference?



**darkstar**

Lead Supplier

14003 Posts

Posted - 08/04/2007 : 3:29 PM    

quote:

*Originally posted by Banker0679*

how was the defcon conference?

Well, when we showed up at the Palomino, they said we were early, we waite 

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**Banker0679**

Mortgage Agent

6825 Posts

Posted - 08/04/2007 : 5:51 PM    

if you would've told me that you were going there i would've definitely went. to go to one of those conferences.



**darkstar**

Lead Supplier

14003 Posts

Posted - 08/05/2007 : 07:35 AM    

Next time!...Should be in a couple of months!...Sittin at McCarrin Airport now flight...

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

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



**darkstar**  
Lead Supplier

14003 Posts

Posted - 08/05/2007 : 07:36 AM

ARM Leads - First to bring you ARM Leads. We invented ARM Leads!  
Leads were invented at:

[http://www.adjustableratemarketing.com/About\\_Our\\_ARM\\_LE](http://www.adjustableratemarketing.com/About_Our_ARM_LE)

Copy and paste the link ABOVE into you browser!!

**NOBODY** has what [AdjustableRateMarketing.com](http://www.adjustableratemarketing.com)

Our ARM Leads

- Our ARM Leads Never sold more than once!
- Exact ARM Lead 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 ARM Lead source, bar none!
- Customized premerged letter with each ARM lead
- Customized premerged postcard with each ARM lead
- Customized premerged mailing label with each ARM lead
  
- SPANISH ONLY ARM leads AVAILABLE! The rest have been pre-screened exclude them!
  
- Proven customer service!
  
- ALWAYS 100% EXCLUSIVE!

\*\*\*\*\*

**A few testimonials from our previous thread I managed to save  
ONES:**

From 7/30/07  
Jonah,

Good luck to you, I know you will be pleased. I am on my third order with ARM application/closing rate on any leads I have ever purchased. Just tonight, I had from leads that I have been pounding for 2 weeks. Sometimes persistence is them. They get a lot of calls and you need to make your message different than everyone else.

=====

This is a good recent one from 7/19/07  
[http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC\\_ID=14](http://www.brokeroutpost.com/loans/brokers/forum/topic.asp?TOPIC_ID=14)

Ive ordered from Stephen , I dont know, three times myself I think and refer person over to him cause his leads are that good. I rarely recommend anythir will always blame you if they dont have success. Ive spent more money on Si year than what I spent half the year last year just about on advertising.

I gave Stephen a hard time a little this time around on my purchase cause a things happened but he is a class act. Ive never had anyone in the face of on another be so polite and bend over backwards to make the order right. I had

If anyone is on the fence about orderig DONT BE. You can not lose money on youre brain dead or just a terrible salesperson. Ive ordered stuff from other C and not anywhere near satisfied. Ive more than made my investment back m over. I had to give him Kudos on here for all to see. I always tell him, he is ai to do good business. Thanks for everything Stephen and for being so great to with. Your leads rock.

Rez

-----  
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 b 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!...

-----

They are going great. I have only had time to call 9 or 10 of them and I have 7-18-07 - from follow up email I sent...Waiting for client to post...

-----

I'll definitely continue to order leads from you since I did land four deals out of the leads are exactly what I have been looking for. 7-18-07...Waiting for client to post...

-----

THANK YOU VERY MUCH STEPHEN!!!

I got to admit that you providing the best customer service I have ever had ( Ritz Carlton) :)) 7-17-07...Waiting for client to post...

-----  
We received about 70 [leads](#) for NJ, memorial day, we closed one for \$3800, s  
return on investment. \$750 for \$3800 return. - 7-4-07, If I remember right, c  
call them and still got one!...Waiting for client to post...  
-----

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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