NO MORE MORTGAGE

How to pay off your home or other property in 5-7 years with your CURRENT income!

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CHAPTER 1

Is This For Real?

If you have a mortgage and are tired of making payments month after month, year after year... only to watch the balance barely get reduced...

YOU ARE NOT ALONE.

It’s brutal. You work hard... make the payments, but it’s like being on a hamster wheel paying all that interest and barely making a dent in the loan itself.

You’re about to discover a better way. You don’t know it yet, but reading this book will cause you to permanently and forever “Update your Mindset” about home loans... and generating wealth in general. These truly are secrets in plain sight that have been quietly leveraged by wealthy people for years. They are no better than you, they simply have the knowledge for how to get off the hamster wheel... without winning the lottery, and without your income level changing. You are about to acquire this same knowledge.

THIS IS NOT THEORY

The techniques you’re about to discover are not theoretical. This is a time-tested model that has been used by millions of people worldwide. When you apply it yourself, there is no question or debate about what the results will be. You will know ALL of the numbers ahead of time. It is simple math. It works. No need to trust us or take our word for it... you will see everything for yourself.

WHO THIS STRATEGY IS FOR

If you are a home owner with a mortgage and want to pay it off ~5 times faster without needing an increase in income, this is for you. While bank requirements vary you should ideally have a 680 credit score, 20% equity in your home, and have not had a bankruptcy in the past 10 years. Your income should also be greater than your expenses.

CHAPTER 2

Bankster!

It's the American Dream, right? Work hard, save up enough money to buy own your own home... white picket fence and all! But at what cost? If you're like the vast majority of people with a 30-year mortgage, you make a payment to the bank each and every month only to watch the balance on your loan hardly budge. Where is all that money going?

Of course, you already know the answer: The Bank.

But that's just how it works, right? This is what we've all been taught. None of us regular people can afford to just go buy a house with cash. If you want to own your own home, you have to get a mortgage. Usually it's a 30-year mortgage because that's the only way we could afford the monthly payment. However, for years and years your monthly payment is mostly going towards the interest. We literally enslave ourselves to 30-years of debt payments.

We tell ourselves that we're going to pay it off early (just as soon as we are able to start "making more money"). We've been taught that this is the way you avoid paying a mortgage for 30 years. It's the only way out. Otherwise you just have to keep paying on a mortgage if you want to own a home.

But who taught us all of this?

THE BANKS!

Can you imagine any other area in life where you would allow yourself to be educated about something by the very same person trying to sell it to you? Like any business, banks are in business to make money... not save you money. Talk about a conflict of interest!

Banks design financial products that cost you an arm and a leg. Then they educate you about how great they are. Then they sell them to you. They make money at every step and have you believing it's the only option you have.

"CRIMES" OF AMORTIZATION

When a bank sells you a mortgage they provide you with an Amortization Schedule that basically just lists out the date of each monthly payment you will need to make along with the breakdown of principal and interest. Consider the following example for a 30-year fixed rate mortgage on $200,000 at 4.25% APR.

DATE	DATE	INTEREST	PRINCIPAL	BALANCE
January	$983.88	$708	$276	$199,724
February	$983.88	$707	$277	$199,448
March	$983.88	$706	$278	$199,170
April	$983.88	$705	$278	$198,892
May	$983.88	$704	$279	$198,612
June	$983.88	$703	$280	$198,332
July	$983.88	$702	$281	$198,051
August	$983.88	$701	$282	$197,768
September	$983.88	$700	$283	$197,485
October	$983.88	$699	$284	$197,200
November	$983.88	$698	$285	$196,915
December	$983.88	$697	$286	$196,628

The first thing you'll notice is that while your monthly payment is $983.88, the vast majority of that amount is put towards your interest payment. Thus, you are paying down the principal amount on the loan very slowly. After just one year you will have made $11,806.56 in payments but only reduced the balance by $3,372 – does that seem fair to you?!?

This is how you step on to the hamster wheel. Why does it work this way? Because the bank that sold you the mortgage makes the rules! They've deliberately designed it so your payment is mostly interest... and this goes on for years and years. Eventually as you get towards the end of the 30-year term, more and more or your payment goes towards the principal balance. But by then it's too late... you've already paid all that interest. In fact, with a typical fixed rate 30-year mortgage, over half your monthly payment will go towards interest for the first 20 years of the mortgage!

BUYING A HOUSE FOR THE BANK

If you add up all those interest payments over 30-years, it's like you are buying a house for yourself... and buying one for the bank! But they are completely unapologetic about it... and don't attempt to hide this from you. When you buy a mortgage one of the forms the bank is required by law to show you is a "Truth In Lending" disclosure. It shows you the total amount of interest you will be paying over the entire term of the mortgage. Using our previous $200,000 example, after 30-years the totals would be:

Total Interest Paid	$154,197
Total of 360 Payments	$354,197

So for a $200,000 loan you will have paid $154,197 in interest payments. That is 77% of the amount you borrowed! In the end you will have paid $354,197 for a $200,000 house.

One for you... one for the bank. Ouch.

It's amazing they can even look you in the eyes when asking you to sign these forms. The amount of debt they are enslaving you to is breathtaking.

THE REFINANCE TRAP

But it gets even worse. You see, the banks have designed the system KNOWING you're not going to simply sit there and make payments for 30-years. They know that the average home owner is going to refinance their mortgage every 4-5 years or so (whenever interest rates drop). Each time you do so it resets your mortgage to a whole new term.

For example, let's say you're 4 years into paying down a 30-year mortgage. Interest rates have fallen so you decide to refinance into a new 30-year mortgage, but at a much lower APR. Your monthly payment goes down, so you're thinking that by just continuing to make the same payments you were before you'll be able to start paying down the principal balance much faster. Smart move? Absolutely not! By resetting your 30-year term it's now going to take you 34 years in total to pay it off. And since you're starting over with a new amortization schedule, you're back to the start paying a higher percentage of your payment towards interest each month!

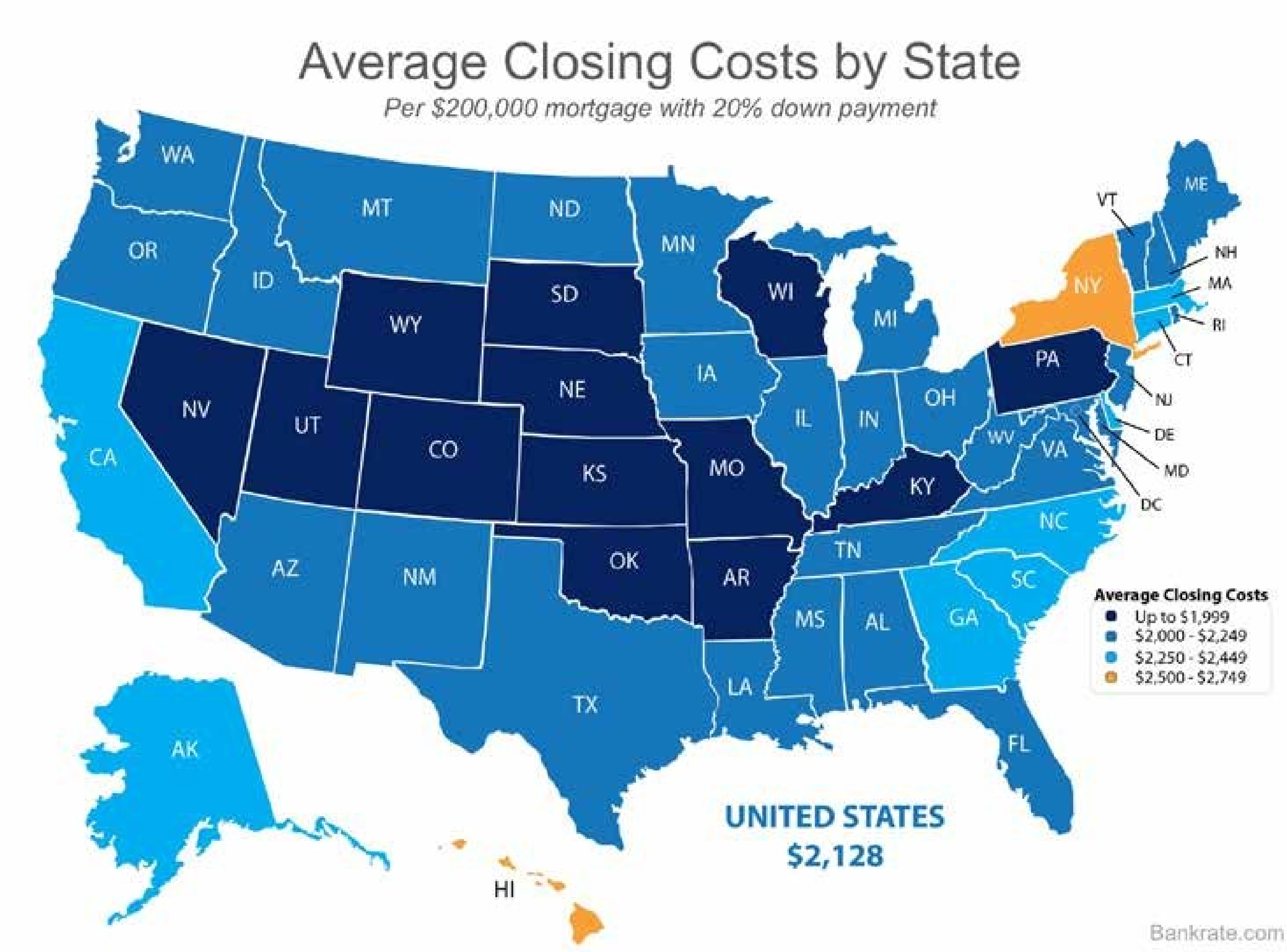
Okay but what if you refinanced into a 20-year mortgage? Or 15-year? Chances are that doing so will increase your monthly payment (even after allowing for the reduced APR), but even assuming you're able to stay with the same monthly payment the amortization schedule is still being reset so that a larger percentage of each payment is again going towards interest. (Remember, you have to pay 20 years on a typical 30-year mortgage before just half of your monthly payment goes towards principal!)

Checkmate.

They've thought all of this through. And to be fair, it's not that your specific bank is trying to screw you. It's the way the entire financial system is designed.

THE COST OF CLOSING COSTS

Another aspect of the refinance game that's especially lucrative for the bank is the requisite closing costs associated with each loan. These can be $3-4K or more each time. Just sticking with our $200,000 loan example, the nationwide average is $2,128 in closing costs.



You're made to feel like $2,000 is a drop in the bucket compared to the amount you're going to save over time at a lower interest rate. But again, they know the game... they know you're going to end up refinancing again... and again... and again long before you pay off the mortgage. And each time you do, they collect more closing costs. Consider an average person with a $200,000 mortgage for 30-years, who refinances every 5 years... that's 6 separate loans with over $10,000 in total closing costs!

How are closing costs determined anyway? When the bank presents you their breakdown you'll see all kinds of line items justifying these fees... application & processing fees, credit report, underwriting, origination and discount points, etc. Internally banks refer to these as "junk fees". They provide no benefit to you. They are simply there to increase bank profits over and above all that interest they're charging you.

What about those "no closing cost" mortgages you've seen advertised? Don't be fooled, if they stop making money in one area you can be sure they're making up for it in another. Typically they do this by increasing the interest rate (even slightly the compounded effect over time results in paying way more in interest than what the closing costs would have been).

MORTGAGE INSURANCE GUT PUNCH

Another torturous rule of the bank's game is that if you're putting less than 20% down on the mortgage (or a refinance) they require you to purchase mortgage insurance. The idea is for this to protect the bank in the event you default on your payments. But when you consider the details, they may as well be mugging you in a dark alley.

There are various forms of mortgage insurance, but the end result is the same. You are essentially increasing the amount you are borrowing to include an additional 2-3% to pay for mortgage insurance, which means paying additional interest over time on that amount as well. But mortgage insurance has absolutely NO benefit to you. It is explicitly designed by the bank to benefit the bank. They force you to buy it in order to protect them, then charge you interest on it as well.

And as with closing cost promotions, you will sometimes see offers advertising "5% down with no mortgage insurance". But they're doing the same thing... increasing the interest rate to cover the difference. It's easy to get sucked in to these promotions. They are enticing because the monthly payment on your mortgage will be lower, but because the interest rate is slightly higher than what you could have otherwise qualified for you end up paying $1,000's more than you would have.

Whatever moves you make, the bank gets paid. Every time you come to them, for every type of transation. You squirm to try and loosen the debt hanging over you, and they simply tighten their grip! They want you to know that the only way out is to eventually make all those 30-years of payments or else come into a financial windfall where you can just pay the whole thing off at once.

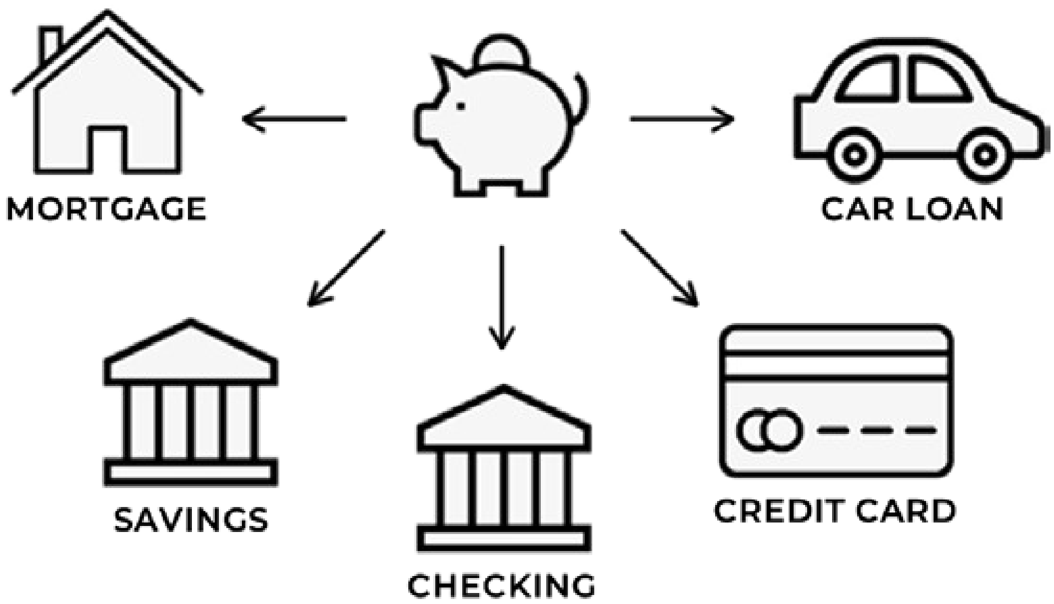
But it's simply not true.

In the next chapter we'll explain exactly how you can break the cycle and get off the hamster wheel. But first, it's important to understand the strategy the banks use to prevent your "money working for you".

INCOME SEGREGATION

One of the fundamental principles used by financial institution's to make money is to ensure that your money is spread out into as many of their products as possible. You've probably heard the expression that wealthy people have their "money work for them", whether in the stock market, real estate, or other business investments. But this is only possible because they have been able to accumulate enough money in one place for that to happen.

The banks do everything they can to get you to spread out your money so instead of working for you to pay off your debts faster, they are able to charge you interest for longer. They get you to split up your money by selling you their different products... checking/savings accounts, mortgages, auto loans, credit cards, etc. This ensures your permanent placement on the hamster wheel.



In terms of mortgages, they are designed to be one-way money traps. You make payments in, but can never pull money out (unless you refinance, pay additional fees, and start the whole thing over again). Thus even if you are able to set money aside in an "emergency fund" or start to get ahead and sock away money in your checking or savings account... you would NEVER even consider putting all of that money into your mortgage. That would dissolve your safety net. You would no longer have access to those funds. Yet while that money sits in your checking/savings account, it is doing absolutely nothing for you.

INFLATION VS. LIQUIDITY

One of the most insidious results of segregating your money into different accounts is that the bank has you either paying them interest (in the case of mortgages, car loans, credit cards, etc.) or else your money just sits there losing its value (in a checking/savings account).

You see, a dollar doesn't hold it's value hidden under your mattress, much less left in a checking or savings account. The value of that dollar goes down over time. This is the basic definition of inflation (which is the general increase in the cost to buy things, relative to the value of a dollar). The problem is that the rate of return the bank pays you for the money in a checking/savings account is typically lower than the cost of inflation! Think of it, any money you have sitting in these types of accounts is literally dissolving away... losing value... every day.

What's perhaps even more upsetting is that banks use the balance in your accounts to leverage money out the back door so they can charge even more interest. Yes... you are literally giving them your money, so it can sit there losing value, while they turn around and lend it right back to you, and charge you interest and fees for your trouble!

The challenge, as mentioned earlier, is liquidity.... if you use whatever balance there may be each month in your checking/savings account to try and pay down a mortgage you lose access to those funds. They are now trapped and unavailable to you. This is not an accident, but the solution lies in overcoming it.

CHAPTER 3

The HELOC/REIT Strategy

The official step-by-step guide to using a Home Equity Line Of Credit to pay off your home or other properties in 5-7 years With your current income.

You may be asking yourself, “If there’s a better way to handle my home loan then why have I never heard of this?”

The biggest reason is that most banks simply don’t want you to know. Remember, they are making big money on the traditional mortgages we’ve all been sold on (by them). While there are a few that openly advertise the model we’re about to share with you, the vast majority of banks are perfectly content to keep customers focused on the traditional mortgage approach. They like their mansions, cars, and yachts and want you to continue paying for them.

We’re going to help you flip the tables.

There are some important details, but the primary tool you’re going to use is a real Home Equity Line Of Credit (aka, the “HELOC”). A regular HELOC is a very common product that almost all banks offer. In fact you’ve probably heard of it, or may have even had one yourself. But the critical distinction is that a **HELOC should be at least 80% of your homes market value.**

SO WHAT’S A HELOC?

A HELOC is a simple interest open-ended line of credit based on the equity in your home. So unlike a mortgage which is designed so you pay mostly interest for years, with a HELOC you only pay interest on the principal balance remaining each day. Also unlike a mortgage where the money you put in cannot be used, a real HELOCs has a “draw period” (usually 10-years), during which you can freely move money in and out 24/7 as needed, just like a checking account. Real HELOC’s have a variable payment (usually “interest only”) which decreases as you pay down the balance. Anything and everything above that payment goes towards the principal.

Most people think of a HELOC as a line of credit against your home that you get on top of your existing mortgage (in second lien position). Banks often sell them based on the idea of pulling money out of your equity in order to do a remodel or otherwise improve your home. But that’s NOT what we’re talking about here. You are going to fully replace your existing mortgage with a real HELOC, and in so doing, be able to pay off the entire balance in a fraction of the time (without any change to your current income).

HELOC's typically have a variable interest rate. So what happens if rates jump up? Couldn't you get stuck paying a sky high interest rate? Well the first thing to consider is how interest rates have moved historically. It's a fairly rare event for the Federal Reserve to increase rate multiple times per year, but even if you imagine the Fed increasing interest rates by a full point (1%) multiple years in a row (which has literally never happened) chances are that by using the HELOC strategy you will still be reducing your principal balance faster than the rate increase. Plus, you always have the ability to simply refinance any time. On top of all of that, many banks offer fixed-rate HELOCs. You'll pay a higher rate to get it, which may mean taking longer to pay off your home, but if you need the peace of mind this option does exist.

Okay but what about a 10-year mortgage? All of the examples we've used in this book are based on a 30-year mortgage, so you may be thinking... what if I just refinanced my current mortgage into a 10-year mortgage to pay less interest? The answer is that while it's true you would pay less interest than refinancing into a 20 or 30-year mortgage, it still can't touch a real HELOC strategy which would pay off the home faster and for less money, positioning yourself to build a family REIT (Real Estate Investment Trust) if you chose to.

PUTTING YOUR MONEY TO WORK

Wealthy people don't use mortgages. And it's not simply because they can afford to pay cash for their homes. They would never even consider paying that kind of interest and fees. Wealthy people have been using lines of credit for years to finance their homes, businesses, investments, and more. Even if when they can afford to pay cash they often do not. They know the advantages of using "OPM" (other people's money), and how/when to do it. You're about to learn the same secret they use to get ahead.

Instead of depositing your income into a checking account (where you essentially get 0% rate of return), you are instead going to deposit it into a real HELOC account. If you have a savings account, you'll do the same thing. By moving all of your available funds into a real HELOC you'll be pushing down the principal balance on your home, yet all of your funds remain accessible to you just like they are right now.

Real HELOC's are designed so your money can flow both ways. So if the idea of moving all your money into this new account sounds a little scary, don't worry! You can put money in and take money out any time you want... just like a checking account. You'll then use this HELOC account just like you do right now with your checking account... paying bills, buying food, other expenses, etc. If you have an emergency fund set aside right now in a savings account, that money remains available to you 24/7 from your HELOC.

The critical difference here is your money is no longer segregated by the bank. By putting it all in one place you're allowing your money to go to work for you. Yet, you're not giving up money to do it. By putting the full force of your current income in one place, it is able to pay down your principal balance that much faster each month. Even though you're still using your income to pay your bills like normal, those extra days that your money sits in a real HELOC account add up and shave off some of the interest owed overtime. Over the course of months and years this effect is compounded and the end result is simple math... you will pay off your home in a fraction of the time, pay way less in interest, and become debt free faster than you could have imagined, especially if you cashflow your equity with a trust.

SECRETS IN PLAIN SIGHT

It's worth mentioning again that this is not some exotic theory. It has been used for many years. Literally millions of people have leveraged this model. There's a long list of professional "financial advisors" that have been paraded across TV shows giving interviews about this exact approach on Fox News, ABC, CNBC, etc.

In Australia and the U.K. this is the model used by over 3/4 of all home buyers! It's truly amazing how human nature causes us to simply continue doing what seems normal and comfortable... even when a vastly better option is right in front of you.

A BASIC EXAMPLE

Let's get into some details. Remember, don't take our word for it. It's just simple math so let's allow the numbers to do the talking. Let's stick with the example $200,000 mortgage for 30-years at 4.25% mentioned previously (with the $984/month payment). Let's say your household income is $4,000/month (don't get hung up if yours is higher or lower than this... this is just to illustrate the concept). And let's say that beyond the $984 mortgage payment you have $1,500/month in other expenses. Now let's compare...

30-Year Mortgage	
Total of 360 Payments	$354,197
Years to Pay Off	30.0

REAL HELOC	
Total Payments	$236,167
Years to Pay Off	7.9
Interest Saved	$118,073

By switching your mortgage into a real HELOC where you then dump all of your income and start using it as your checking account... you would pay off your home in 7.9 years instead of 30 years... and you would save $118,073 in interest payments even if you did not cashflow your equity with a trust!

It's just math.

And remember, this is based on your income staying the same. Contrary to what the banks have taught us, you don't need to win the lotto or start earning twice what you do today to pay off your mortgage. And you also don't need to become so financially tight to the point of not being able to live your life, simply to try and make additional principal payments each month on your mortgage. So long as your income exceeds your expenses each month, this HELOC approach is going to save you time and money compared to a mortgage. If your income happens to increase or you choose to cashflow your equity with a trust that simply means you'd pay the home off even faster than 7.9 years.

FLEXIBILITY OF A REAL HELOC

Beyond the obvious advantage of paying off your home faster and with fewer interest payments, there are a number of additional benefits that make a real HELOC a powerful tool. They offer incredible flexibility for handling all kinds of scenarios. Lets say you don't cashflow with a trust, what would happen if you lost your income completely? Well... with a traditional mortgage... you're still on the hook. Your monthly payment is the same as it was last month. The bank doesn't care if you lose your job, but if you stop making payments they'll foreclose and take your house. Losing your income isn't a good place to be, but with a real HELOC you'll have much more flexibility for managing that tough period. Your required minimum payment is typically just the interest payment (which is much less than your current mortgage payment), so while you're scrambling to replace your income and getting back on your feet you'd have the ability to drop down to make just the minimum payment. Of course while making interest only payments you'll be floating until you can start paying down the loan again. But this could make all the difference in helping you weather an incredibly difficult time.

Think about all of the potential emergency situations that can come up in life? A medical issue, some sort of theft or property damage, or just a major vehicle repair. As with the example above, having the flexibility to divert funds for a month to deal with these kinds of things is a huge benefit of using a real HELOC. With a mortgage this flexibility is simply not an option.

Now all that said, it's important to point out that you need to be disciplined in your commitment to executing this method. Put all of your money into the account each month, keep paying your bills, and don't start adding extra expenses simply because you have equity available. And If all you do is make the minimum payment you will have substituted one hamster wheel for another... that is NOT the purpose.

AVOIDING OTHER FEES

There's all kinds of additional icing on this cake. Beyond paying your home off faster and saving big on interest, the typical HELOC has no closing costs! Based on the national average mentioned earlier that saves you over $2,000 on a $200,000 home.

80% HELOC's do not require mortgage insurance... even though there are banks that will offer up to 100% HELOC financing. No need to pay the extra fees (and then finance them) like mortgages require.

What happens if interest rates go down? You pay less in interest! But what if they go up? As we'll discuss below, your interest rate is going to become much less of a concern. However, if rates increase you can always refinance anytime you want... into another HELOC (without having to worry about closing costs, or having the amortization schedule reset each time increasing the time it takes to pay off your home).

CHAPTER 4

Satisfying The Skeptics

What's the catch? Answers to common questions.

There's no smoke and mirrors to this financial strategy. We're here to help you achieve your financial goals. We lay everything out for you with full transparency. There is nothing to hide because the math simply works. That said, it's a lot to absorb when you're first exposed to these concepts. The following is a list of the most common questions we hear from new clients.

1. What am I paying for if I hire you?

Education and knowledge that will fundamentally transform the way you look at home financing forever. When you consider the amount of interest payments you can save by using this strategy, much less how fast you'll be able to pay off your home, the value is obvious and far exceeds the cost. However, as with anything there are a lot of details related to HELOC accounts... LTV limits, rate determination, interest calculation, minimum payment options, sweep accounts, etc. We will teach you everything you need to know to "speak the language" so you can put your knowledge into practice.

Some banks are familiar with the strategy, others are not. We have relationships with the banks that support this strategy and stay current on the details of what's available so we can help guide you to identified banks that offer HELOC accounts with the features needed to execute this strategy.

As a client you'll have access to all of this information. We put exactly what you need, right in your hands. You can then utilize our Concierge Service to take you by the hand and help ensure you're able to find the right fit for your personal situation and needs.

We take the uncertainty out of the formula so you can focus on getting off the hamster wheel.

2. Do do you receive compensation from lenders?

Absolutely not. While legally it wouldn't be an issue, we simply feel it would be a conflict of interest. As our client, you are the one we're looking out for and all of the materials and courses we provide you are designed to educate you with the information you need to communicate effectively with the banks.

3. Can't I just do this on my own?

Yes! As mentioned this technique is not proprietary or even new (millions of people around the world have used it for years). If you search hard enough for long enough you can find all the details you need to know. That said, if you Google the term "How to perform emergency heart surgery" you will find a lot of information on that as well... but that doesn't necessarily mean you should try it by yourself.

If you're someone with a background in the lending industry, a mortgage broker, home loan specialist, etc. you probably already have the knowledge and experience needed... as well as the professional connections and relationships with banks that can offer the products and features needed to put these techniques into practice and maximize the results.

But if that's not you and after reading all of this you're excited but at the same time a bit nervous about attempting to wade out into the lending market by yourself... we're here to help! We are all about helping you become fully educated on all of the important details so you can become truly comfortable moving forward. After all, your home is probably your biggest asset and there's a lot of equity, or interest payments on the line.

4. What if interest rates go up?

If you're concerned about this, we can negotiate fixed rate HELOCs. The rate will be slightly higher than the variable rate, but you can purchase peace of mind if it allows you to sleep better at night.

Some banks offer introductory rates in the 1%-2% range for the first year. Another possible strategy depending on your personal situation is to take advantage of such an offer, then simply refinance into another HELOC at the end of the year. We can help you identify and evaluate these options.

5. What are the closing costs using a HELOC?

Most banks offer no closing costs on HELOCs. They will typically cover most if not all of the fees for appraisal, title work, etc. There are some cases where certain costs aren't included, but depending on other variables such as qualification requirements, LTV limits, etc. you may determine it's a better fit. We can help you wade through the details to make the best decision for your personal circumstances.

6. What if I don't have much equity in my home?

First make sure you are clear on the fact that the HELOC will become the only lien, replacing your existing mortgage (not a line of credit you are opening in addition to your mortgage). This is a common misconception.

But beyond that, many banks offer 90% financing (or even up to 100%) on loans in first lien position. So regardless of how far you are into paying down an existing mortgage, it can be replaced with a real HELOC.

7. What does it take to qualify for a HELOC?

It's really no different than what's needed to qualify for a mortgage. However, with mortgages most banks rely on government insured programs that come with certain requirements (FHA, VA, Fannie Mae, Freddie Mac, etc.) But a HELOC is a loan that the bank itself will issue, thus they set their own policies and requirements.

When you shop for a mortgage, the offerings from bank to bank will all be very similar (due to the associated government guidelines). However, with a HELOC the options and requirements can vary substantially from bank to bank thats why we focus on keeping a list of what banks to approach.

8. How long can I continue to access my funds in a HELOC?

HELOCs come with what's referred to as a "draw period" (usually it's 10 years). During this period you can move money in/out of the account anytime. Once the draw period ends, the account typically converts into a standard fixed rate loan where any remaining balance must be paid off in a certain period (usually 20 years). Money cannot be removed during this period, however you can always refinance into a new HELOC to start all over with a new draw period.

9. How do I access funds in my HELOC?

Most HELOCs work very similarly to a checking account. Many banks offer debit cards and checks that work just like the ones you use now.

10. Can the bank freeze access to my funds?

Yes, however it's extremely rare based on lines of credit that are in the right position. When a bank freezes a loan it's typically due to a concern about the home not being worth enough to cover all of the loans against it (so they will freeze liens in the second, third, etc. position to ensure this doesn't happen). When the HELOC is in the first position, the loan to value ratio offers much less risk to the bank. Plus, based on the HELOC strategy you'll be using the principal balance is going to be paid down quickly, Especially cash-flowing the equity with a trust reducing risk for the bank even further.

If you were to stop making payments altogether on your HELOC, the bank could also freeze your account for that was as well. Then again, this is no different than with your existing mortgage where the bank would call in the entire note and proceed to foreclose in the event of non-payment.

11. Can I still deduct the interest I pay on my taxes?

First we must include the obligatory statement that we are not a tax advisor nor do we offer certified public accountant services. Please consult your CPA for tax related issues.

That said, the answer is yes... according to the IRS you can deduct the interest paid on a HELOC. You'll receive a standard 1098 mortgage interest statement from the bank just like you do with a mortgage.

12. Aren't there any disadvantages or risks?

Yes, there are. As you implement this strategy you are quickly going to have vast sums of money (through your equity line) available right at your fingertips. If you go out and buy a Ferrari or start increasing your expenses just because you have the equity available to do so, you will be putting yourself right back on the hamster wheel.

Wealth generation of any kind requires DISCIPLINE. The math involved here works. The numbers don't lie. The risk lies in you, not the strategy. Why do so many lotto winners end up dead broke just a few years later? Sadly, some were never taught how to live within their means. So... what's the disadvantage of this program when it allows you to pay off a $400,000 home in 6 years? It's that at the same time you have the ability to blow

that $400,000 on things you can't afford.

Continue living within your means, just as you do right now. Your monthly income needs to be greater than your expenses. You should have a budget. You should know what your bills are each month. This strategy is effective precisely because it DOESN'T depend on increasing your income or decreasing your expenses.

13. Can I use this strategy for investment properties?

Now you're thinking! ;-) And we're glad you asked... once you absorb the fundamental advantages for using a HELOC to finance real estate a whole range of investment topics come into view – rental properties, bank stocks, hedging etc. You can use this model to go way beyond simply paying off your home... and actually generate a true passive residual Income or build a real estate investment trust for your family!

We offer a range of additional educational resources including this topic. And while it's beyond the scope of this book to get too far into the details, let's wet your whistle with a few basic concepts.

As you pay down the balance on your home, one of the key benefits of your HELOC is that it offers you immediate access to that equity. Most banks require a 20% down payment to purchase a second home (aka vacation property). You can stroke a check right out of your existing HELOC to make this down payment, then set up a new HELOC on the vacation property to cover the other 80%. We can teach you how to leverage tools like Airbnb to generate positive cash flow to pay down both HELOC's! There are strategies for using HELOC's in combinations that will minimize both interest payments as well as the time to pay off the loans.

CHAPTER 5

So What Now?

What's the catch? Answers to common questions.

Hopefully you've gotten a lot of value out of this book. We've strived to make things completely transparent by placing the information right at your finger tips. If you embrace these concepts they can literally transform your life.

Update your mindset, update your financial future!

It's a subtitle you might have dismissed before reading this book. But hopefully this material has caused you to take that initial step of update your mindset... because the fun part comes next. Putting it into action!

Knowledge is not power, secrets are. Knowledge is debatable, secrets are backed by irrefutable, repeatable results. Right now you have a secret and the help to use it.

Secret's put into practice is wealth.

We hope you'll put your new secret into practice, whether you become one of our clients or not. Don't allow the financial mousetrap designed by the banks enslave you! Make the decision right now to actually DO SOMETHING about it. Don't just let this information fade away into the back of your mind until you get distracted by something else.

While this book doesn't hold anything back in explaining how you can use the HELOC model, there are a lot of details involved that go beyond the scope of what we're able to provide here.

Let us walk you through the HELOC/REIT strategy it’s the best way get full access to everything you need to know:

- You’ll learn more about the way the lending system is designed by the banks, so you can avoid the traps they’ve set for you.
- You’ll be educated about all the various features and options involved in HELOC’s, and the details you need to maximize results.
- You’ll be able to “speak the language” when talking to banks to ensure you can negotiate the best terms for the HELOC with the right features for you.
- You’re going to learn additional techniques to compound the results of this strategy which can further accelerate the results, allowing you to pay off your home even faster by building your own REIT (Real Estate Investment Trust).
- We keep a ever-changing list of banks known to currently offer HELOC products that are well suited for this strategy.
- Our Concierge Service will help you evaluate your personal needs and goals then assist you in identifying specific banks that are the best fit... our hands on approach ensures you are never alone.

IS THIS RIGHT FOR YOU?

Having read this book to this point, we can draw some conclusions about you... You are a serious, responsible person that appreciates the importance and value of paying your home off in a fraction of the time. You are motivated to improve your finances. You have a strong desire to be free of debt. You dream of financial independence. And you are no fool... you didn’t get this far by playing fast and loose with your money. You are a healthy skeptic that values information so you can make smart financial decisions.

Are we close?

Poor people trade time for money. They work at a job, earn enough to squeak by, and never get ahead. Wealthy people put their money to work for them... allowing them to earn income while they sleep. The difference between the two comes down to secrets. Everyone has a little knowledge about everything, few people have these secrets. In the end all the research in the world changes nothing for you personally, imagine trying to drink a book about water, that would be a bad idea especially if you are dehydrated. It’s time to take action, YOUR experience is better than on million words. See you at the top.

At this point your decision comes down to 3 simple options:

- You can just keep doing what you're doing right now. Keep making those mortgage payments. Keep paying the bank all that interest. Hunker down for the rest of your 30-year term and just ride it out like the banks taught us.
- If you feel you're knowledgable enough, you can attempt to do this on your own. While a few banks are familiar with this model, most will have no idea what you're talking about so you will need to explain it to them and then make sure the terms and details of the HELOC they offer will work for you.
- Or if our program sounds right for you, take the next step to secure your financial future today.

It's not uncommon for clients to save over $100,000 in interest payments using this strategy. Just imagine what you could do with all those years and money saved? 25 years WITHOUT a mortgage payment? Imagine how you could take those payments and put them towards investments to make money instead of just giving it to the bank!

We could easily put a price on this book and charge customers for the information it contains. By this point we're sure you'd agree the material is extremely valuable! But we provide it for free because we want you to fully understand the principles used in this strategy so you don't have to simply take our word for it... the numbers don't lie, it's simple math. We look forward to working with you! All we ask is that you consider providing us with a testimonial about your results.

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