

Large Attention getting headline - grabs attention!

REPLACE YOUR HARD MONEY LOAN

white

(picture of
happy person
celebrating)

With a better rate, better
terms, lower cost, lower
payment, no balloon payment
refinance loan.

CBM

Capital Benefit Mortgage Inc.
NMLS # 239244

Call 800-352-0595

CBM

(text from
letter)

Bullet Points
from letter

Closing Sentence (from letter)

final disclosure, address
license info. (from letter)

Call 800 352-0595

Address

(Stamp
area)

(Room for address
label to be applied)



CAPITAL BENEFIT
MORTGAGE, INC.

6/6/2018

Craig Washington
928 E Mariposa St
Altadena, CA 91001-2018

RE: ~~360 S Euclid Ave 329 Pasadena CA 91101~~

Dear Craig Washington,

I am pleased to inform you that a **new source** of ~~PRIVATE MONEY LOAN FUNDS~~ is now available for your ~~non-~~
~~owned occupied property located at 360 S Euclid Ave 329.~~ Your existing loan may be privately financed and I
am excited to share with you a new program which may lower your rate and provide superior terms compared
with most private money loans. This program offers:

- Rates which may be below most existing private money loan rates (drop your rate and payment).
- Short term with a balloon or long term with no balloon payment (fully amortized).
- The loan programs are STATED INCOME (no income qualifying).
- This program can be used for **refinance, cash-out refinance and purchase.**
- Quick close in as little as 10 days is available.
- Please call me for all program details.

~~Craig Washington,~~ If you are currently making monthly payments on a privately financed loan and are not
satisfied with your lender or payments or you would like some additional cash out, take a moment to email or
call to see if this new program can benefit you. ~~I can be reached at (800) 352-0595 or you can email me at~~
~~roberthardycompany@gmail.com.~~

I look forward to hearing from you soon.

Best regards,

~~Robert Hardy~~
Robert Hardy, President

~~Capital Benefit Mortgage, Inc.~~

*loan is subject to confirmation of equity and non-owner occupancy, loan program is for income property, rental
property or business purpose, other restrictions and conditions apply. Please call for complete program requirements
and details. Capital Benefit Mortgage, Inc. 575 Anton Blvd. #300 Costa Mesa, CA 92626 ☎ (800) 352-0595 ☎ (888)
890-4772 ~~CalBRE - Real Estate Broker License # 01318856 NMLS # 239244 CalBRE - Real Estate Broker License #~~
~~01067282 NMLS # 332128~~

CA Dept. of Real Estate