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California Residential Foreclosures: The Complete Guide to Equity Purchases and the Laws Governing Distress Sales

Fred Crane
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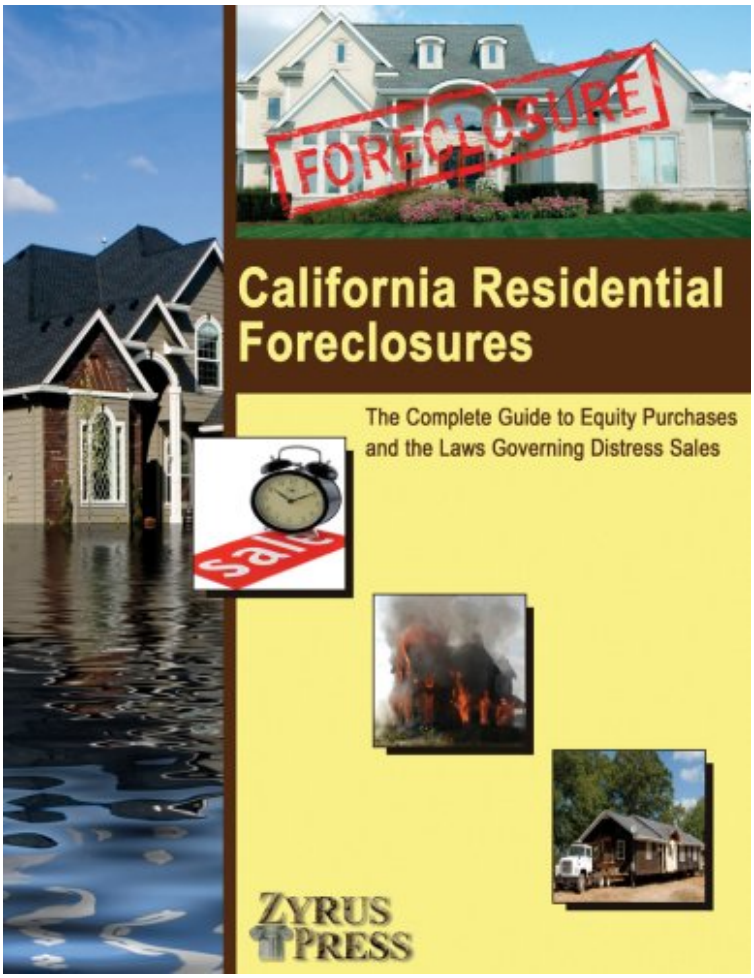

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Fred Crane : California Residential Foreclosures: The Complete Guide to Equity Purchases and the Laws Governing Distress Sales before purchasing it in order to gage whether or not it would be worth my time, and all praised California Residential Foreclosures: The Complete Guide to Equity Purchases and the Laws Governing Distress Sales:

1 of 1 people found the following review helpful. Misleading TitleBy Scott E. TaylorI know, I should have paid more attention to the first reviewer, "This book is for equity investors only. It is NOT for people trying to buy a foreclosure as their primary residence!". Being a dummy, I didn't understand exactly what the "investors only" comment meant. It means this book does not cover the entire foreclosure process. It focuses on pre-foreclosure, and ignores the auction

and post auction parts of the forecolsure process. I guess "investors" don't want to purchase properties at auction, silly me. I would suggest that the title be changed to, "California Residential PRE-foreclosure:...".I was looking for info on the complete foreclosure process in Cali, particularly the auction process and was disappointed in this book as it does not cover the auction process at all. I ended up finding what I needed in, "Foreclosure Investing For Dummies".0 of 0 people found the following review helpful. not badBy jkchoit is an pretty good educational book if you are trying to deal with pre-foreclosure investment. but it looks like there are some out of date info2 of 2 people found the following review helpful. For Equity Purchase investors onlyBy CMBA very useful book. Good boilerplate forms that you can read/use when preparing for your purchase. This book is for equity investors only. It is NOT for people trying to buy a foreclosure as their primary residence!

If you are interested in learning the mechanics of buying and selling homes in foreclosure from the experts, then this book is for you. California Residential Foreclosures takes you beyond the foreclosure hype and into the practical mechanics and legal framework required to successfully execute a sale or purchase of distressed residential property. Buyers and sellers will learn how to confidently complete transactions with simple step-by-step examples while gaining a comprehensive understanding of the pitfalls and prevailing laws that govern such transactions. Furthermore, this book will arm the equity purchase (EP) investor with the expertise needed to apply all EP rules while personally handling the negotiations and documentation necessary to contract for, escrow and acquire a home during the period the property is in foreclosure. Real estate licensees and lawyers will find a comprehensive and complete treatment of the subject matter. Whether you act as an agent to a transaction or as an attorney advisor to a client, this book provides the most current laws and covers all the relevant statutory provisions that control interactions between sellers-in-foreclosure and investors.This book also covers the rules of taxation on short sales and discharges of indebtedness.Filled with scores of case examples that present the subject matter in an easy to understand, hands-on approach, California Residential Foreclosures will arm homeowners, investors, licensees and attorneys with the tools necessary to handle all aspects of the sale and acquisition of residential property in foreclosure.