



QUALIFYING & GETTING STARTED

How do I qualify for Seller financing?

There is no credit check involved. You qualify by coming up with the down payment and the one-time document fee of \$99. The down payment is immediately applied towards the purchase price.

How can I know you are serious and trustworthy?

We have one simple philosophy, *“happy customers, guaranteed”*. We are into serious, professional business and only interested in collecting 100% positive testimonials. In today's digital age, it just takes one bad transaction to ruin our online reputation. We take pride in our stellar rating on [Trustpilot](#).

Please also check the testimonials at the end of this document.

ELECTRONIC PAPERWORK & PROCESS

How do I commit to buy and secure the property?

As soon as we receive the \$99 document fee from you, we will prepare a Lease Purchase Agreement and send it to you for online review and signature. The document fee is non-refundable unless contract terms are unacceptable to Buyer or the desired parcel is unavailable.

Can I review the contents of the Agreement beforehand?

Sure, we can send you a generic Agreement first, before preparing your individualized version.

Can you prove you are the Owner on record?

Of course! We'll be happy to send you a copy of our Deed, as well as a link to look it up at the Putnam County Recorder's website. We encourage all buyers to verify ownership and property details.

PAYMENT INFORMATION

How can I pay the document fee?

We accept [PayPal](#), [Cash App](#), card payment or bank transfer (we'll email you a payment link).

When is the down payment due?

The down payment is due with signing of the Lease Purchase Agreement. We allow a few days to account for payment processing.

How do monthly payments work?

We set you up with Innago, a secure platform to collect recurring payments directly from your card or bank account. You stay in control of making payments; we can't pull funds from our end. Activating

Auto-Pay is recommended; this ensures you never miss a payment and makes the process effortless for you.

Your monthly payment covers everything: financing, note processing and prorated property taxes. There are no additional costs!

Can I pay off early?

Absolutely! You can pay off the loan early at any time without any prepayment penalty. Many of our customers choose to pay off their land sooner to obtain the deed and start building or developing.

AFTER PURCHASE

What are the next steps after I sign?

We are preparing the Lease Purchase Agreement for your review. We are sharing it online and you can sign it online.

The contract identifies the property you're agreeing to buy and that we're agreeing to sell. It covers our owner financing arrangement and confirms that you'll pay it off month by month. Upon completion of all payments, the Special Warranty Deed will transfer to you as promised.

So it's basically a mutual promise you agree to pay and we agree to sell that specific property to you.

What happens after the down payment?

You go out there and enjoy your land!

You can use the property during the monthly payments. Title will be delivered FREE and CLEAR once property has been paid in full. We will get the deed notarized and recorded with the County at our expense.

What if I miss a payment?

We understand life happens. If you anticipate any payment issues, please contact us immediately. We work with our customers to find solutions. However, consistent non-payment may result in contract cancellation according to the terms of your agreement.

What if I want to build?

You can visit and enjoy your property during the payment period. If you want to build or live permanently on the property, you need to pay it off first and become the Owner on record. You can pay off the loan early without any pre-payment penalty.

DUE DILIGENCE

Should I inspect the property before buying?

Yes! We strongly encourage you to:

- Visit the property in person or hire someone to inspect it on your behalf
- Verify property boundaries and access

- Check zoning and permitted uses with Putnam County
- Review any easements or restrictions in the deed
- Investigate utility availability and building permit requirements if you plan to build

We provide all the information we have, but you should verify everything independently to ensure the property meets your needs.

YOUR BENEFITS WHEN BUYING FROM US

- Property conveyed via Special Warranty Deed
- Working directly with the Owner – no Brokers!
- We handle all the paperwork and make the transaction SIMPLE
- No credit check required
- Flexible financing with no prepayment penalty
- 100% online process using modern technology
- Transparent pricing and terms
- Excellent customer service and support

TESTIMONIALS FROM RECENT CUSTOMERS

"Sven was the most honest and trustworthy person that I have ever worked with. Already I'm looking to buy another piece of land, and I know I will be dealt with honesty. Thank you for an awesome experience."

— Joe (July 2025)

"They were clear about the process, very fast service, they make everything to feel trustful. I will definitely buy from them again!"

— Eran (June 2025)

"Sven is the best when it comes to buying land – he made my dream come true with such ease in becoming a land owner. I'm looking forward to doing business with Sven again. Sven is very knowledgeable and professional. Sven's professional business ethic and knowledge is well beyond 5 stars. Absolutely Amazing!!!"

— Sherry (March 2025)

"Land a Deal is a great company to deal with. I purchased a lot from Land a Deal in Interlachen FL. Sven answered all of my questions and made the whole thing from start to finish so easy. I made all my payments on time and even paid it off early. If you are looking for some property I would highly recommend Land A Deal. They are very professional, knowledgeable and easy to deal with. Proud new owner of my very own land."

— Kim (February 2025)

See all our reviews at: <https://www.trustpilot.com/review/land-a-deal.com>

READY TO GET STARTED?

Contact us today:
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