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EDUCATION · SELLER-FINANCE EDUCATION

Texas Wrap Loans: Seller Disclosure

A wrap arrangement includes existing financing and continuing seller obligations. Speak with a Texas real estate attorney before structuring.

> NoteDesk360 buys and sells existing notes secured by real estate. We do not originate consumer residential mortgage loans, and Bryan Tackett is not currently a licensed residential mortgage loan originator. Educational content only; not legal, tax or investment advice.

1. Understand the obligations in the file

A wrap arrangement involves an existing loan as well as the agreement between the seller and the new buyer. These two sets of obligations should not be confused with each other. Before making decisions, gather the agreements and ask a Texas attorney to explain **who owes what** and **which documents secure each obligation**.

This guide does not explain a Texas legal rule or tell you how to originate a loan. It helps homeowners, sellers and borrowers organize records and questions about an existing arrangement, without assuming that an informal explanation resolves the legal issues.

2. Gather records before contacting anyone

Collect the following and keep them together:

- Existing **note** and **deed of trust**, plus underlying loan statements
- Payment confirmations and any servicing agreements
- Insurance records and property tax information
- Correspondence about payment changes or notices

Make a timeline showing when payments were sent and any questions raised. Do not change the documents, guess at missing balances or discard a notice because you believe it is mistaken. If records are missing, identify the gap and ask the appropriate servicer for copies. Store sensitive records safely; do not include account numbers or personal identifiers in a public inquiry.

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3. Ask the servicer specific questions

Use contact information you have independently verified from your statements or existing records. Ask:

- How are payments applied, and does the balance agree with my records?
- Which party handles insurance and taxes?
- If there is more than one loan, which servicer handles each obligation, and how do payments reach the underlying lender?
- Which notices have been issued, and does any response date need immediate attention?

Request an explanation of any discrepancy **in writing**.

> **Important.** A consultation with DealDesk360 does not suspend payments, notices or deadlines, and it is not a substitute for contacting your servicer.

4. Involve the right professionals

WHO	WHAT THEY CAN HELP WITH
Texas attorney	Reviews lender restrictions, collateral documents, servicing responsibilities and disclosure questions for your situation.
CPA	Helps identify tax questions connected to a sale, payoff or change in payments.
Insurance professional	Confirms whether the coverage and named parties match the actual arrangement.

Keep these conversations focused on your documents rather than broad assumptions about what every wrap permits. Do not rely on a website summary to decide whether a transaction is allowed, how a notice should be handled or whether a proposed change releases an obligation.

5. Choose a careful next step

If you are behind, contact the holder or servicer promptly and ask about available options and what information is required. Keep the request and any response in your records. A repayment discussion, modification review or payoff conversation does not promise approval or change the agreement by itself.

Use the companion checklist to prepare a borrower consultation or a conversation with your own professionals.

> **Urgent notice or unresolved deadline?** Contact a Texas attorney directly rather than waiting for a website response. DealDesk360 provides a 48-hour response on qualified submissions, not emergency legal assistance.

Get the checklist

The **Homeowner and Borrower Options Checklist** accompanies this guide. Keep a copy with your records.
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