THE HUDDEL | BE THE BANK

Start here

Thanks for grabbing the Be the Bank Calculator. You get it two ways, with the same math in both. Use whichever fits the moment.

1. The spreadsheet

Be_the_Bank_Calculator.xlsx is in this download. It opens in Excel, Google Sheets (File > Import) or Apple Numbers.

Open the **Start Here** tab first. Only edit the yellow cells with blue numbers - everything else calculates. The numbers filled in are an example deal, so type right over them.

Five tabs: Start Here, Seller Finance, Seller Schedule, Note Buyer, Note Schedule.

2. The web version

Same calculator in your browser. Works on your phone, nothing to download. Bookmark it:

https://tools.thehuddel.com/be-the-bank/

Which one do I use?

Selling land or a house on terms? Seller Finance. See the payment, your return on the cash you have in it, and what the note is worth if you sell it.

Buying a note? Note Buyer. See your yield on price, after closing, and net of servicing, the most you should pay to hit your target, and Deal or Dud.

Once you're the bank

Collecting payments, sending statements and tracking balances by hand gets old fast. Terra Notes gives self-directed lenders every tool to service their loans exactly as they wish, for the whole life of the loan. Use code **thehuddel** when you sign up.

Next: how many notes does it take to retire? Try the free Notes FIRE calculator.

For education only. Not legal, tax or investment advice, and results are estimates. Everything assumes performing notes where every payment arrives on time; real notes have late payments, defaults and early payoffs. Seller financing a home someone will live in can be regulated by federal law (Dodd-Frank, SAFE Act) and state law, so talk to a local attorney first. Disclosure: Jake owns Terra Notes, and The Huddel earns a commission on the Terra Notes link above.

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