

PRODUCTS AND SERVICES

Default Maintenance Services

- **Foreclosure**
 - National coverage with a network of strategically located firms across the US since 1994.
 - Affiliated trustee company, Trustee Management Company (TMC)
 - Real time file status for nationwide portfolios
 - Cost effective versus managing hundreds of separate firms & companies
 - Reduces servicing expenses through reallocation of servicer labor resources
 - Centralized invoicing creates consistency and increases accuracy

- **Bankruptcy**
 - Centralized Proofs of Claim
 - Reaffirmation Agreements
 - Chapter 13 Plan Reviews
 - Motions for Relief from Stay
 - Motions to Value Collateral and for Adequate Protection

- **Ancillary Default Products**
 - Breach Letters
 - Equity Analysis (Pre-foreclosure file review)
 - Title Curative
 - Junior Lien Servicing / Senior Sale Monitoring
 - Delinquent Tax Services / Tax Payments
 - Evictions
 - Manufactured Housing Title Review / Title Reformation
 - Replevins
 - Document Preparation
 - Surplus Funds
 - Deeds-in-Lieu of Foreclosure
 - Loss Mitigation
 - Loan Modifications

- **Default Title**
 - Single source order placement, tracking, and delivery
 - Title products suited to client needs and jurisdictional requirements



Online Distressed Loan Management Nationwide

- **Flexible Design** produces fast accurate, and guaranteed quotes.
- **One Click Order** reaches lender service team encrypted and ready to work.
- **Detailed, Real Time Order Tracking** 24/7 means Lenders are always in the know.
- **Instant Downloads & Uploads** for all important documents that fix loan issues.
- **Customized Reporting** to grade performance of speed and accuracy.



REO Title Services

- **Pre-Listing title searches**, full REO Title commitments
- **Comprehensive title curative**, and grading services.
- **Lien Monitoring**, during entire process
- **Deed-in-lieu** services offered.
- **Short Sale Solutions** that allow sales to close on time.
- **Subordination** negotiations.
- **Second Lien** and MI negotiations.
- **Delinquent Tax Resolution**
- **Assignment Preparation** and release
- **Trustee Sale Guarantee (TSG)** to be used for properties in Western States.
- **Single Provider** for all 50 States and the District of Columbia.
- **Process & Product Consistency**
- **Customized Work Flow**



REO SERVICES Nationwide

- **Centralized Asset Management Team** – Allows lender staff to service more loans with less
- **Reduced Costs** – Nationwide bundle of REO services saves big over hundreds of isolated vendors
- **Property Recovery** –The best nationwide network of captive and staff recovery teams in all major US Cities, as well as coverage in difficult, or rural areas
- **Property Security & Preservation** – Recovery teams are quick to deploy and stay on the job to keep REO's up with state and lender standards; property repairs are handled properly and on budget
- **Asset Sale**- After a 15 year long partnership with all major national real estate companies such as Remax, Century 21, Coldwell Banker, and Prudential, properties are sold quickly!