

Asset Management provided by our 3^d Party Partner/Service

Loan Setup

Fee: \$2000 Includes:

- a. Receipt & Disbursement of Funds
- b. Preparation of Assignment of Deed of Trust/Mortgage
- c. Receipt of Complete Collateral File
- d. Scrubbing of Complete Collateral File
- e. FEDEX of Complete Collateral File to Buyer
- f. Recording of Assignment

Asset Management Bundle –NON-PERFORMING NOTES

Fee: \$2000 Setup Fee (includes up to 4 door knocking visits- ~1/week if required) then \$199/loan per month as long as the loan is non-performing. Includes:

- a. Late Notice sent at 15 days delinquent
- b. Collection Letters
- c. Second Late Notice sent at 31 days delinquent
- d. Borrower Inquiry calls handled
- e. Skip Trace
- f. Collection Calls
- g. Negotiations
- h. Property Valuation available
- i. Lien Verification available
- j. Facilitate Loan Modifications at direction of Lender
- k. Facilitate Forbearance Agreements at direction of Lender
- l. Facilitate Short Pay negotiations at direction of Lender
- m. Coordinate Bankruptcy Relief
- n. Legal Issues coordination
- o. Foreclosure Processing And Coordination
- p. Short Sale coordination
- q. Coordinate Property Preservation and Securing
- r. Assist with Municipal Notices and Issues
- s. Coordinate REO Property Management
- t. Coordinate Evictions
- u. Coordinate REO Property Sale



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Asset Management – PERFORMING NOTES

Fee: 10% of the GROSS monthly rental/mortgage revenue payments (Min: \$125 per loan per month)

Includes:

- a. Borrower Welcome Letters
- b. Borrower Monthly Statement with Payment Coupon
- c. Lender Welcome Letter
- d. Lender Monthly Statement of all Account
- e. Same Day Payment Posting
- f. Daily Disbursement of Funds (after clearing)
- g. Electronic deposit of Funds (ACH) into Lender's account
- h. Optional Escrow/Impounds Service for Insurance and Taxes
- i. Payoff Demands
- j. Subordination Agreements
- k. Disbursements and Draws
- l. Releases and Reconveyances
- m. IRS 1098 and 1099-INT Reporting
- n. Paper or EDI Communication
- o. Weekly Live Updated Screenshot of your serviced loan
- p. Downloadable Reports Borrower Welcome Letters



Sample of your upcoming Lender Portfolio Dashboard

Loans by Status

All Loans Active Loans

- bankruptcy (2)
- collections (14)
- foreclosure (3)
- paid off (272)
- performing (89)
- res (2)
- transferred (21)
- write off (1)

Loans by State

All Loans Active Loans

- AK (1)
- AL (2)
- AR (9)
- AZ (19)
- CA (143)
- CO (1)
- CT (2)
- FL (12)
- GA (7)
- IA (1)
- IL (2)
- IN (2)
- KS (8)
- LA (8)
- MA (1)
- MD (1)
- MI (1)
- MN (2)
- MO (1)
- MS (8)
- MT (1)
- NC (26)
- ND (1)
- NE (1)
- NH (1)
- NJ (1)
- NM (1)
- NY (3)
- OH (1)
- OK (1)
- OR (1)
- PA (1)
- RI (1)
- SC (1)
- SD (1)
- TN (1)
- TX (55)
- VA (1)
- VT (1)
- WA (1)
- WI (1)
- WV (1)
- WY (3)

Summary - Payment to Lender(s)

Enter Lender Name/Account Here

	Total	Interest	Principal	Late Charge	Other
Month to Date	\$12,896.91	\$9,599.83	\$3,209.11	\$129.68	(\$141.71)
Prior Month	\$67,271.30	\$44,613.45	\$20,526.77	\$1,017.32	\$1,113.76
Year to Date	\$522,308.17	\$361,608.47	\$172,293.43	\$5,993.15	(\$7,586.88)
Prior Year	\$2,353,102.18	\$527,871.10	\$1,851,213.13	\$7,293.44	(\$33,375.49)

Date: From [] To [] Submit

Payments to Lender Monthly Total

Month	Payment Total
Jul	\$41,553
Aug	\$75,382
Sep	\$40,686
Oct	\$29,157
Nov	\$67,271
Dec	\$12,897

Summary - Payment from Borrower(s)

	Total	Interest	Principal	Late Charge	Other
Month to Date	\$9,696.45	\$6,145.50	\$3,430.10	\$87.56	\$33.29
Prior Month	\$59,289.80	\$35,153.44	\$20,608.48	\$1,031.03	\$2,496.85
Year to Date	\$591,026.97	\$391,400.63	\$184,867.10	\$6,717.03	\$8,342.21
Prior Year	\$2,685,498.06	\$997,524.33	\$2,051,062.53	\$8,547.76	\$28,363.44

Date: From [] To [] Submit

Pending Disbursement to Lender(s)

Check Date	Account	Amount
12/15/2009	C278158	\$3.59
12/19/2009	GB8405097	\$7.68
12/15/2009	399004713	\$21.85
12/15/2009	C286493	\$2.55
12/15/2009	C291001	\$2.86
12/10/2009	399003910	\$16.64

Loan Summary

All Loans Active Loans View Portfolio

Account	Name	Principal	Payment	Rate	Status
1000001	Ann Chovey	\$950,000.00	\$7,125.00	9.00%	performing
1000002	Hazel Nutt	\$650,000.00	\$4,875.00	9.00%	performing
1000003	Chris P. Bacon	\$350,000.00	\$2,203.00	10.00%	performing
1000004	Miarsha Melow	\$250,000.00	\$2,083.33	10.00%	performing
1000005	Olive Yew	\$199,399.95	\$1,495.50	9.00%	performing
1000006	Barb Akiew	\$60,228.98	\$597.90	9.99%	performing
1000007	Teri Dactyl	\$60,000.00	\$660.00	11.00%	collections
1000008	Allie Grater	\$52,468.40	\$680.70	13.88%	performing
1000009	Eileen Steaways	\$47,626.84	\$547.01	12.99%	performing
1000010	Paige Turner	\$47,271.18	\$539.19	11.99%	foreclosure
1000011	Augusta Wind	\$41,602.95	\$403.09	10.88%	performing
1000012	Harriet Upp	\$38,179.06	\$512.62	10.00%	performing
1000013	Dee End	\$32,390.23	\$426.26	14.94%	bankruptcy
Totals for 10S Loans:		\$3,854,731.56	\$44,841.85		

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Lender Statements

- Griffith Enterprise
 - Statement (11/01/2009 - 11/30/2009)
 - Statement (10/01/2009 - 10/31/2009)
 - Statement (09/01/2009 - 09/30/2009)
- Fabrikam
 - Statement (11/01/2009 - 11/30/2009)
 - Statement (10/01/2009 - 10/31/2009)
 - Statement (09/01/2009 - 09/30/2009)
- Contoso

