

Asset Management provided by our 3rd Party Partner/Servicers

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

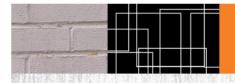
Asset Management Bundle –NON-PERFORMING NOTES

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
- I. 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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<u>Asset Management – PERFORMING NOTES</u>

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
- I. 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

