



## Asset Management / REO Services

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### Committed Professional Service

The Moose Group is an experienced group of real estate professionals committed to providing you with professional service in all of your REO needs. The team ensures that deadlines are met and you receive the most value possible for the asset.

We are a full-time team of agents with a proven track record of success in all aspects of real estate buying and selling. Our experience includes servicing REOs, relocation companies, investors, and corporate owned real estate holders. We are not part-time, every team member is fully committed to providing you with on-time, accurate and complete service.

Achieving maximum value is our goal and to reach this goal, REO listings are marketed as completely and comprehensively as any other home we list.



### Preparing the Property

Gaining possession and properly preparing the property for sale is the first important step in the REO process. Our approach to property possession is a systematic series of activities that ensure that the asset is completely ready for listing. During each step of the process, you are never in the dark, we are in constant communication with you until the asset is sold and closed.

- Occupancy verifications are completed within 24 hours. Upon verification of vacancy, rekeying is done immediately as to properly secure the home. An inspection of the property is done as completely as possible based on the occupancy status.
- A coded lock box as well as a GE electronic multiple listing lock box both are installed for access to the property. The use of both lock boxes make the house accessible to both contractors as well as real estate professionals wishing to show the property.
- If the property is occupied, contact is made with the occupant and move-out arrangements are negotiated. These negotiations may include cash for keys or moving arrangements. In all negotiations, care is taken to ensure that the home is left in good condition.
- If it is necessary to evict occupants of the premises, our team works with legal resources to expedite the process and obtain possession of the property.

- Property management activities encompass everything needed to bring the property up to a level of safety, cleanliness and appearance that is appealing to potential buyers. This includes interior and exterior maintenance, utility turn-on, trash-out, repairs or rehab if necessary.

## Marketing the Property

The Moose Group will complete a comprehensive and accurate listing on each and every property assigned. We do not cut corners on marketing, photos or virtual tours. Based on your needs and requirements, open houses are held in addition to our online marketing activities.

- CMA's/BPO's and property evaluations are completed accurately and efficiently. BPO's may be complete, drive-by or stated value based on your needs.
- All properties are listed with quality photography on the Arizona Multiple Listing Service.
- All REO properties are cross-marketed to over 60 web sites which the Moose Group regularly advertises. The sites include Remax.com, Homes.com, TheRealEstateBook.com and other nationally-recognized sites.
- Showings and activity are tracked. General neighborhood marketing trends are monitored and reported to you.



## Managing the Sales Process

Throughout the escrow process, you can be sure that each and every detail is being followed up on. Our goal is an on-time and successful close. As with every other aspect of the process, you receive timely and complete communication and are never left wondering what the status of the transaction is.

- Receipt of offer. Multiple offers are negotiated per your exact direction. Applicable counter offers are executed as necessary. Offer acceptance is transmitted to you electronically hastily upon receipt.
- The buyer's agent is communicated with to ensure timely and accurate escrow process and documentation. Mandatory contract deadlines are adhered to precisely.
- The settlement process is monitored to ensure that settlement instructions are carried out correctly. Throughout the process your best interest are top-of-mind. Accuracy of documents is imperative and communication with you is timely and consistent.