



If Your Association Forecloses, Will You Recover The Money You're Owed?

PREDICT BEFORE YOU COMMIT PRE-FORECLOSURE ANALYSIS

At Axela Technologies, we believe that foreclosure should be a last resort when attempting to collect community association maintenance fees.

But when faced with the last resort, how should you go about it? You need to put yourself in the best position to recover money owed to the association. And that requires in-depth knowledge of the economic status of the unit to make a savvy business decision.

Introducing the **Pre-Foreclosure Analysis** report from Axela Technologies.

Before you have your lawyer initiate foreclosure proceedings (and start racking up legal fees), this report will give you the information you need to make an informed decision on whether to pursue further legal action.

The pre-foreclosure analysis is the easiest way to forecast possible outcomes before you commit to a costly foreclosure proceeding.

HOA & CONDO BOARDS AND MANAGEMENT COMPANIES:

Don't throw good money after bad!
Get the answers you need to know
before you foreclose:

- ✔ Does our lien have priority?
- ✔ Is the property in probate?
- ✔ Will the bank take the title?
- ✔ Is it encumbered by tax liens?
- ✔ Does the owner have equity?
- ✔ Is the title marketable?
- ✔ **Will we recover our money?**

KNOW BEFORE YOU FORECLOSE

SAMPLE REPORT Forecast Foreclosure Outcomes:

Get answers from the Pre-Foreclosure Analysis Report and make an informed decision before you send good money after bad.

1. Does the association's lien pre-date any other existing liens that may take precedence?
2. Will the foreclosure get tied up in costly delays due to homeowner bankruptcy or probate proceedings?
3. Is there a senior lender foreclosure that puts the association foreclosure at risk?
4. Will the association end up with intervening title because the property is under water?
5. Will a third-party purchase the property at auction because there is equity?
6. Finally, get our expert opinion in the form of a straight answer to the question, "Is this property a good candidate for foreclosure?"

Before you decide to foreclose, make sure you will recover the money owed to your association!

Contact Axela Technologies now to inquire about our Pre-Foreclosure Analysis!

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PRE-FORECLOSURE ANALYSIS

This report provides analysis of a unit to assist boards of directors in determining if moving forward with foreclosure proceedings is a prudent decision.

PREPARED FOR:
 Association Name: _____ Prepared On: _____
 Property Address: _____ Property ID: _____

COLLECTION STATUS: 1
 Collection Date: _____ Lien Recorded On: _____ Lien Reference: _____
 Open Balance: _____ Lien Notice Sent: _____ FC Ready Date: _____

OWNER INFORMATION:
 Owner Name: _____ Active Bankruptcy? 2
 Last Known Address: _____ Yes No

PROPERTY INFORMATION:
 Residency Status: _____

MORTGAGE DETAIL	TAXES DETAIL	OTHER LIENS DETAIL
Mortgage? <input type="radio"/> Yes <input type="radio"/> No	Taxes Paid? <input type="radio"/> Yes <input type="radio"/> No	Other Liens? <input type="radio"/> Yes <input type="radio"/> No
Amount: _____	Amount Due: _____	Recorded On: _____
3 In Foreclosure? <input type="radio"/> Yes <input type="radio"/> No	Assessed Value: _____	Amount: _____
Start Date: _____		

EQUITY INFORMATION: 4
 Estimated Home Value: _____
 Estimated MTG Balance: _____
 Other Incumbrances: _____
 Assessment Balance: _____ 5
 Estimated Home Equity: _____



■ Estimated MTG Balance: ■ Other Incumbrances:
■ Assessment Balance: ■ Estimated Home Equity:

RECOMMENDATION: 6
 Given the significant amount of equity, an association lien foreclosure appears equitable to pursue.

LIKELIHOOD OF RECOVERY ON FORECLOSURE



0% 95% 100%

FORECLOSE AT YOUR RISK - ANY OF THESE SCENARIOS CAN COST YOUR ASSOCIATION AND RESULT IN LOSSES:



Mortgage Under Water



Pending Bank Foreclosure



No Equity in Home



IRS/Tax Leins



Owner in Bankruptcy



Owner is Deceased