

REO Management

For our Bank and National Lender clients we offer complete REO services. From eviction to closing, we tailor our systematic REO operations to meet the needs of each individual client. Our focus is to deliver timely, accurate information so that our clients can make the best possible informed decision regarding their REO portfolios. Treadstone is a leader in providing innovative "service systems" to REO managers nationwide. Simply put, Treadstone is the best in REO services.

Treadstone's REO division provides the most aggressive vending of REO properties with the proficient skill of our analysts and marketing specialists. We sell REO properties based on our client's desired goals whether it be high yield or quick turn around. Treadstone enjoys unparalleled success because of its commitment to customer service. Our REO team demonstrates enthusiastic passion for the work we do. There is no property we will not market. Our expertise in the market, as well as our pursuit for excellence, has been demonstrated by fielding the most modern, state-of-the-art technology team to provide the 24/7 customer service our clients have come to expect of Treadstone.

Over the last four years I have had the pleasure of working with them. Their attitude, market knowledge, and attention to detail are among the best I have ever worked with. They take the worst property in inventory and sell it with the same enthusiasm as a million dollar listing. In addition to being there day in and day out, their well qualified team of administrators are always pleasant and knowledgeable. Simply put, Treadstone's commitment to excellence and creative marketing and PR work is what makes them so successful in our industry."

- S. S. Sr. Asset Manager, FIS Asset Management Solutions

Their knowledge of the REO business is second to none, and even with the large number of properties they handle, they manage to stay on top of all of them. They work well with all of the asset managers here at HomeEq Servicing and they never turn down a property assignment, no matter how rough that assignment may be. Their website is maintained for all of their REO properties and their team is always configuring new ways to market REO properties."

- C. W. REO Marketing Officer, HomeEq Servicing

Scope of Services

- Occupancy - same day occupancy checks, weekly reporting
- CFK (Cash-for-keys) - aggressive negotiation with occupants in effort to save the Client from having to evict
- Eviction - cooperation & coordination with Sheriffs' Departments of all counties serviced
- Rekey - coordination of contractor using client-specific key codes & LB combos
- Secure - assuring that all properties are secured with no possibility of entry other than a keyed entry.
- BPO (for REO and 3rd Party Providers) - drive-bys and interiors performed quickly and efficiently by our dedicated BPO department. 48 hour guarantee for Listings
- MMRs - timely marketing reports for up-to-date information on new comparables and showing feedback
- Negotiation - all offers negotiated using client-directed offer communication method
- Closing Coordination - pending transactions thoroughly managed for timely closings
- Auction Coordination - oversight, coordination, and attendance (if necessary)
- Trash-out - management and inspection
- Landscaping - oversight of all lawn maintenance and landscaping per Client guideline
- Seasonal - services include winterization and weatherproofing
- Repairs and Rehabs - extensive contractor database with 4-day turnaround for Bids. Management during repair process; Inspection upon completion
- Communication - State-of-the-art technology for up-to-the-minute Client needs
- Customer Base - large pools of buyers, agents and investors
- Dedicated Departments - pre-marketing, listing coordination, offer negotiation, closing, 3rd Party BPOs and legal services.
- Information Technology - customized online system developed specifically for REO management & sales
- Showing - buyer's agent's licensed under our Firm available in all areas serviced
- Client - monitoring of buyer agent feedback with online reporting Membership - NRBA, REOMAC (applied), REO Network, REOBROKER.COM, NAR, TAR, and HAR.
- Certification - Certified REO Specialists, Certified Inspectors, Certified Appraisers, Certified Luxury Home Specialist