



# NW Foreclosure Advisors, LLC

A full service foreclosure advisory firm

## **NW Foreclosure Advisors, LLC**

operates in accordance to recently passed Oregon and Washington legislation that requires homeowners to receive more explicit information when they fall into foreclosure. These bills add new regulations for foreclosure consultants who advertise services to help people save their home and for people who buy homes that have fallen into foreclosure. In light of recent legislation we have obtained a legal opinion pertaining to our business model and how we operate within the parameters of the newly enacted legislation.

Please be advised that the information contained in our materials are not intended to serve as (or be a substitute for) legal financial and/or tax advice. Contact an attorney, licensed to practice law in your State, for legal advice prior to the sale or purchase of any real property in your State.

## **YOUR ON-LINE SHORT SALE PROCESSING CENTER TAKES THE HASSLE AND MISERY COMPLETELY OUT OF SUBMITTING PACKAGES TO LENDERS. APPROVALS USUALLY LESS THAN 30 DAYS**

**NW Foreclosure Advisors, LLC** has assembled a professional team and Advisory Board to help homeowners and real estate professionals through the confusing and time consuming process of dealing with a foreclosure. The services we provide may potentially allow homeowners to avoid all of the negative aspects of losing a property to foreclosure.

You get access to our professional staff that is experienced in successfully handling all aspects of the Short Sale Transaction. You benefit from over 100 years of our combined experience working with Homeowners, Investors, Mortgage Brokers and Real Estate Brokers, assisting with their foreclosure and loss mitigation needs.

### **Our Fee Structure**

Our compensation is very simple and straightforward. We charge a 2.00% loss mitigation fee to the Lender for successfully closing the Short Sale. We do not share in the real estate commissions. Our fees are disclosed on the HUD as a Technology/Loss Mitigation Fee.

### **Here are just some of the many services we provide you:**

- Full-time legal counsel on staff.
- Loan Modifications and Short Sales.
- Short Sale Approvals usually less than 30 days.
- We also provide you with end buyers for Short Sales
- Online Short Sale data entry and tracking.
- We are a high level, professional resource for realtors, mortgage brokers, homeowners and investors.
- We also work with Builders' and Developers' existing inventories by fast tracking Short Sales or structuring the discounted purchase of the underlying mortgages.