



**Home2Heart**  
 **Real Estate**

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[www.home2heart.com](http://www.home2heart.com)



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## Company Profile-Home2Heart Real Estate, LLC

Home2Heart Real Estate, LLC opened its doors in the spring of 2002 with the goal of making each transaction as smooth as possible for sellers, buyers and REO clients.

Home2Heart Real Estate, LLC uses the latest in technology to better serve all of its clients in all capacities. High-speed internet access, mobile phones, email and voice mail are just some of the tools utilized in order to service clients more smoothly. The company also has a website and a 24-Hour Toll-Free Hotline, both of which help to give greater advertising exposure to our selling clients and more information in a non-invasive manner for buyers.

In addition to marketing and brokering real estate transactions, Home2Heart Real Estate, LLC has become one of the leading providers of evaluating services in the Shelby, Rush, Hancock, Johnson and Eastern Marion county areas. Every effort is made to provide existing and new clients with the most accurate and reliable reports within each client's time-frame. E-mail, fax or call today and put us to work for you!

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*"In business, the value of honesty lies in its irreplaceability. You become what you say, and what you say becomes you."—Paul Hawken*

### Services Provided

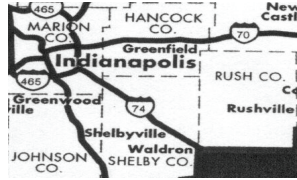
All services are performed in a timely and cost-effective manner. We understand and operate on the principal that "time is money."

Our current services include:

- BPO/VALUATION SERVICES
- REO SALES MARKETING
- PROPERTY MANAGEMENT
- CONSTRUCTION/REHAB CONTROL
- EVICTIONS
- Equipped to perform BPO's and REO services using latest digital and electronic transfer technology.
- Quality work in a timely manner is guaranteed for all services, including BPOS, which will always be on time or they will be free.

## Service Areas

Our firm is centrally located in Indiana, just 18 miles southeast of Indianapolis.



### Geographic Areas Serviced:

#### Decatur County

##### **City & Zip Codes:**

Greensburg-47240  
Westport-47283  
St Paul-47272

#### Hancock County

##### **City & Zip Codes:**

Charlottesville-46117  
Finly-46129  
Fortville-46040  
Greenfield-46140  
Maxwell-46154  
McCordsville-46055  
New Palestine-46163

#### Marion Co.-Indianapolis

##### **City & Zip Codes:**

Acton-46259  
Cumberland-46229  
Southport-46217,46237  
46184Wanamaker-46239

#### Johnson County

##### **City & Zip Codes:**

Franklin-46131  
Greenwood-46142, 46143  
New Whiteland-  
Whiteland-46184

#### Shelby County

##### **City & Zip Codes:**

Boggstown-46110  
Fairland-46126  
Flat Rock-47234  
Fountaintown-46130  
Gwynneville-46144  
Morristown-46161  
Shelbyville-46176  
Waldron-46182

#### Rush County

##### **City & Zip Codes:**

Arlington-46104  
Carthage-46115  
Falmouth-46127  
Homer-46146  
Manilla-46150  
Mays-46155  
Milroy-46156  
Rushville-46173

## BPO'S/VALUATION SERVICES

- All reports, BPO's/CMA's are completed on client's forms and transmitted via e-mail, electronically, facsimile or overnight delivery within the client's time frame.
- BPO properties are researched for occupancy and possible tax liens.
- BPO information is verified by searching public records and a multiple listing service. A physical inspection of the subject property is also performed .

### Per Client's Request\*

#### Exterior

- BPO—Drive-By:CMA, exterior photos, street photo and itemization of any needed repairs.
- BPO—Contact:Same as Drive-by and verification of occupancy
- BPO—Contact/Interview: Same as Drive-By and additional questioning as per client's parameters.

#### Interior

- BPO—Accessed: Verification of occupancy, full exterior and interior photos, repair recommendations and cost estimates.

***\*It is our duty to accommodate our client's wishes.  
If your needs do not fall within these guidelines, we will make every  
effort to conform to your needs.***

## REO SALES/MARKETING

- Complete REO/Asset management services
- 72 hour completion time on BPO's and CMA's
- Property secured and re-keyed within 24-48 hours
- Utility service and maintenance arranged in one business day
- Contractor bids on any needed repairs/clean up submitted within 72 hours
- All listing and sales packages shipped overnight mail
- Coordination of evictions
- Property listed in MLS and advertising scheduled within 24 hours of receipt of documents ( facsimile accepted)
- Property Management for multi-family properties
- Guaranteed advertising until **SOLD\***
- Pre-qualification of all prospective purchasers
- Preparation of all contracts and closing documents
- Full closing and reconciliation reports

\*Advertising includes but not limited to: Newspaper classifieds, photo magazines, local homes magazines, internet sites, yard signs and 24-Hour Toll-Free Hotline.

***Initial BPO fee shall be waived upon signing of listing contract.***



## PROPERTY MANAGEMENT SERVICES

Property management is performed on properties where it is deemed prudent to maintain an existing tenant(s), while marketing the property.

### Services Offered:

- Rent Collection
- Evictions
- Maintenance/repair supervision
- Monthly Inspection Reports, weekly visits on occupied properties
- Emergency services for tenant problems
- Leasing services
- Supervisor & payment of required services
- Computerized billing



## CONSTRUCTION/REHAB/REPAIR

An investor or experienced homeowner may purchase property in an “as is” condition. However, there are special financing programs available for REO properties, whether for investors or owner-occupied. To maximize the return on sale, it may be deemed necessary to recommend repairs. Each property will be evaluated individually.

- The typical transaction usually involves FHA or conventional financing with 10% down or less.
- We have established great long-term relationships with the contractors in our database. They are capable of complete home renovation, major and/or minor repairs.
- Based on client requirements, bids are ordered on each property. Once repairs are authorized, all work is supervised to insure contractual requirements.
- All repairs/improvements are photo documented and inspected upon completion and notice of satisfactory completion is forwarded along with contractors’ bill.
- The objective is to complete property rehab/repairs and place on the market in a timely manner of 3 weeks or less.
- Home2Heart Real Estate will advance capital to provide for minor maintenance repairs and utilities up to \$ 500.00 per property to be reimbursed monthly.

## Valuation/REO Listings Clientele

- Horizon Management Services/Greenlink
- Premiere Asset Services
- MGIC
- Fannie Mae
- Select Portfolio Servicing
- HSBC/REOTrans
- Pro-Teck Valuation Services
- Integrated Asset Services
- Clear Capital
- EMC
- Nations First
- First National Acceptance
- TransUnion
- REM
- AVM
- Source One Services
- Appintell
- Land America
- Nationwide
- Network Mortgage
- Seaton
- USA Appraisal
- W-M Realty
- Goodman Dean
- Cartel Asset Mortgage
- Black Hawk Mortgage