

# Homeowner Management Association (HOA)



HOA management has become a continued interest in the lending and ownership markets. Lien rights and foreclosure are imminent and will cross the country in legislation to ensure liabilities are enforced on homeowner's assets when homeowner assessments fall delinquent. Personal liability and foreclosure may be the next penalty depending on each state statute.

**National Tax Search, LLC (NTS)** offers a full service HOA management allowing for immediate understanding of an assets current status.

## HOA ID Report

NTS will research an Asset by address or tax PIN number to determine if the asset is in an association. If the asset is in an association, NTS will obtain the association details; name, mailing address, phone number, contact name and website (if applicable). All contact information will be provided to the customer through TaxQ, HOA Certificate and/or API.

## HOA Account Details - including delinquent reporting

NTS will contact the association to obtain 24 months of payment history, include delinquent, liens or foreclosed account information, including special assessments. A detailed report of the payment history; amount, due date, date paid, unpaid amounts, penalties and/or interest and next upcoming due date will be provided to the customer via TaxQ, HOA Certificate and/or API. If an estoppel letter has been registered and/or additional documentation outlining any delinquent status NTS will obtain and charge back the additional expense.

## HOA Pre or Post Foreclosure Sale Negotiation

In the event the customer requires legal assistance with past due accounts, NTS offers a legal representation. NTS will obtain an estoppel letter and negotiate terms with the association, based on specific state statute, for payment resolution.