



W. Dominique Fletcher

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Maximum One Realty

2180 Satellite Blvd.

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Duluth, GA 30097

<http://www.GoHomeToAtlanta.com>

EXPERIENCE/QUALIFICATIONS:

- ✓ 5 Years of Residential Sales Experience
- ✓ Total Sales Volume as an Agent: \$27,830,631 (Million Dollar Circle Platinum Award)
- ✓ Reassignment Specialist and Seasoned REO Listing Expert
- ✓ Local Listing Broker for HUD
- ✓ BPOs for PCV Murcor, Specialized Asset Management (SAM), and Goodman Dean
- ✓ Short Sales with Chase and Bank of America

EDUCATION:

- ✓ REO Specialist Designation (Harris Real Estate University)
- ✓ Certified BPO Specialist (Harris Real Estate University)
- ✓ Mastering Valuations (D.S. Murphy & Associates – Real Estate Appraisers & Consultants)
- ✓ How to Successfully Sell HUD Homes (HUD Pemco)
- ✓ Expanding Your Business with the NACA Program (NACA)
- ✓ Bachelor's of Science in Business Administration in Finance (University of Central Florida)

SERVICES PROVIDED:

- ✓ Accurate Broker Price Opinions – Drive By Exterior and Interior
- ✓ Asset Photos
- ✓ Occupancy Verification
- ✓ Cash for Keys Negotiation and Evictions
- ✓ Secure Assets within 24 Hours of Vacancy and Oversee Utilities
- ✓ Trash Outs and Maid Cleaning
- ✓ Lawn and Pool Maintenance
- ✓ Pest Control, Winterization, Mold Remediation, and Snow Removal
- ✓ Obtain Bids for Repairs and Oversee Repairs to Completion
- ✓ Homeowner Association Research and Contact
- ✓ List, Market, and Coordinate Offers for REO Assets
- ✓ Monthly Marketing Reports
- ✓ Promotion of Bank Internal Financing
- ✓ 5 Point Communication Guarantee with Quick Response Time Includes a Dedicated BPO REO Email Delivered Straight to my Blackberry, a BPO REO Hotline to Reach Me Directly by Cell Phone, Identifying and Following Your Preferred Method of Communication, a Valuable Relationship Making You Feel Like My Most Important Contact, and Continually Keeping You Informed on My Local Market





AGGRESSIVE MARKETING STRATEGY:

Offering over 100 Points of Marketing to Sell your Assets with the Highest Price in the Shortest Time

- ✓ Asset Listings Featured on Realtor.com Showcase
- ✓ Listed on over 67 National Real Estate Websites through IDX technology including HomeFinder.com, Yahoo Real Estate, AOL Real Estate, Wal-Mart Classifieds, and Many More Sites
- ✓ Listed on the FMLS and GAMLs to market to local real estate agents and buyers
- ✓ Listed on Company Website: <http://www.MaximumOneRealty.com/>
- ✓ Listed on ePropertySites.com to share and syndicate your assets to Google Base, Vast, DotHomes, CLRSearch, eLookyLoo, FrontDoor, Zillow, BackPage, Trulia, MySpace, HotPads, Oodle, and Many More Sites
- ✓ Full color HTML ads posted on Craigslist to attract more buyers
- ✓ Voicepad Rider added to yard signage to provide 24 hour recorded information on your assets and to capture prospective buyers immediately
- ✓ Complete Multi-Page Property Websites and Mobile Phone Websites for each Asset
- ✓ Featured on <http://www.GoHomeToAtlanta.com>
- ✓ Featured on Go Home to Atlanta Facebook Page
- ✓ Syndicated to Twitter, Facebook, LinkedIn, and other Social Networking Sites and Groups
- ✓ Property Videos Featured on YouTube and Many More Video Sharing Sites
- ✓ Asset Listings sent to Email Lists of Buyers and Local Agents by E-Newsletters
- ✓ Shared with Network of Local Buyers and Investors
- ✓ Available to Host Open Houses and Foreclosure Tours for Buyers and Much More!

LICENSES:

- ✓ GA Real Estate License #341125 - Expires 6/30/2014
- ✓ FL Real Estate License #SL3113028 - Expires 9/30/2012

INSURANCE:

- ✓ Covered with a \$1,000,000 Errors & Omissions Insurance Policy
- ✓ Covered with a \$1,000,000 General Liability Insurance Policy

PROFESSIONAL MEMBERSHIPS:

GAMLs, FMLS, Res.Net (Agent ID: 70302), Equator (Person ID: 1112562), National Coalition of Minority Real Estate Professionals (NCMREP), Harris Real Estate University, All About Business Networking Group for Women Entrepreneurs, Internet Marketers of Georgia

TERRITORY COVERED:

30049,30046,30045,30044,30043,30042,30078,30039,30024,30519,30518, 30515,30019,30048,30047,30099,30097,30096,30095,30029,30026,30093, 30092,30091,30071,30010,30003,30098,30005,30022,30097





REO and BPO Standards of Excellence: My Service Guarantee

As a Harris Real Estate University trained REO and BPO agent, I promise to:

1. Comply with the specific procedures outlined in each Asset Management company's guide, following all policies and procedures as outlined by the company whose asset I'm handling.
2. Comply with all applicable laws and regulations in my marketplace, city and state.
3. Provide detailed, accurate, and properly research Broker Price Opinions while updating notes as necessary in the Case Comments section. Foreclosures and Short Sales are to be considered when assigning value if they are prevalent in the subject property's immediate market area.
4. Immediately notify my sales representative or Asset Manager of any issues or activities which may be fraudulent or dangerous regarding the asset.
5. Immediately notify my Asset Manager or sales representative if I am unable to perform any assignment requested for any reason.
6. Work to achieve 100% of list price by accurately pricing the subject property and negotiating competently to minimize losses.
7. Inspect properties within ONE day of assignment.
8. Maintain the properties according to the processes outlines by the company who assigned the listing, meeting or exceeding all prescribed timelines and standards.
9. Ensure all repair work meets the standards outlined.
10. Follow reimbursement submission guidelines.
11. Inspect ALL assigned properties WEEKLY and provide complete and detailed monthly updates and reports.
12. Obtain the best possible offer on each assigned property. Submit all offers, using the required contract, forms and addenda, with no strike-throughs or modifications.
13. Do what is necessary to make the properties marketable, presentable, and showable within prescribed timelines.
14. List the properties in FMLS and GAMLS with multiple pictures, an attractive and detailed description, and easy showing instructions.
15. Maximize the exposure of each asset by utilizing aggressive marketing strategies and all means necessary to create a closeable transaction.
16. To continually be educated on REO financing and offer special programs, such as, Homepath financing if available.
17. Minimize the number of contract fall throughs and aged properties to keep the days on the market to a minimum.
18. Return all sign calls, ad calls, and internet inquiries within 24 hours or less of initial contact.
19. Deliver pertinent information to all interested parties in a timely fashion to encourage maximum showings and offers.
20. Communicate immediately with all Asset Manager requests while utilizing an Asset Manager dedicated hotline phone number for efficiency.





REO and BPO Standards of Excellence: My Service Guarantee

As a Harris Real Estate University trained REO and BPO agent, I promise to:

21. Collect and return Earnest Money while following legal practices.
22. Respond to 100% of Broker and Agent inquiries, offers and requests within 24 hours.
23. Request price reductions in a timely way when the market does not react positively to the initial pricing of the listing.
24. Practice 24 hour task turn around.
25. Execute any counteroffers within 24 hours to expedite contract negotiation and ratification in a timely manner.
26. Obtain fully signed documentation including but not limited to Sales Contracts, Purchase Addendums, and associated company specific documents which limit exposure to risk and ensure the property closes per agreed terms.
27. Monitor buyer's financing status and report any red flags as soon as discovered. Call buyer's lender to verify ability to buy at the purchase price, current employment status, credit worthiness, and ratios are appropriate for the purchase of the subject property with no contingencies or stipulations.

