

Many investors come to us because of our special expertise in working junior liens, bankruptcy cases, borrower work-outs and foreclosures.

However, we are more than just experts in special servicing and loss mitigation. Above all, we are active investors and mortgage professionals ourselves. We appreciate needing to balance cash flow to pay your expenses while working out long-term win-win resolutions with borrowers.

We have clients with single loans and clients with hundreds of loans. Our approach is that no portfolio is too small or too big for us to handle.

Kevin J Cordell personally manages the training of all new employees and regularly conducts training with all Madison employees on a regular basis.

If you have questions on servicing and boarding your loans with MMS, contact us at:

Phone: 877-563-4164

E-mail: servicing@madisonmanagement.net

- **Performing Loan Servicing**
- **Non-Performing Loan Servicing**
- **Full-Service Loss Mitigation**
- **Foreclosure Management**
- **REO Management**
- **Consulting Services**
- **Web Portal Access**



MADISON MANAGEMENT SERVICES, LLC

400 Morris Ave
Suite 222
Denville, NJ 07834

Phone: 877-563-4164
Fax: 877-563-4161

E-mail: info@madisonmanagement.net
www.madisonmanagement.net
NMLS # 185724



When you want your loans serviced by the best, contact MMS

Exceptional Loan Servicing.
www.madisonmanagement.net

Services

- **Performing Loan Servicing**

We can handle your performing loan portfolio at a fixed cost per loan, so you'll know your monthly & yearly budget by the number of loans we are servicing.

- **Escrow Services**

We can handle escrow services for your loans by collecting the monthly impounds to pay taxes and insurance.

- **Non-Performing Loan Servicing**

We can handle your non-performing loans, making out-bound collection calls, mailing demand letters, home owner options letters per investor guidelines, hiring door knockers and occupancy inspection services at a fixed cost per loan.

- **Full Loss Mitigation Services**

Our borrower intervention includes skip-tracing, outbound calling by a real person, Express, priority & certified mailings, and a "Boots on the Ground" strategy to get the borrower to work with us on developing a win-win plan with the borrower and investor.

- **Specialty in junior liens**

We have extensive experience and expertise in working junior liens, helping you manage risk

and working with your borrowers to perform.

- **Foreclosure Management**

We have built relationships with foreclosure attorneys nationwide whom we have vetted for value, expediency and excellence.

REO Management

We have relationships with property managers and property management resources across the country if needed.

- **Consulting Services**

We understand that sometimes you may want to retain your servicing but still need advice on a particular loan or class of loans. In this case we are happy to work with you on a pure consulting basis.

- **Web Portal**

View your loans on the Madison web-portal and see pay history, servicing notes, loan status, payoff information and last payments received at no additional cost.

- **Client Management**

We realize that some investors like to take an active role in the management of their loans, so we offer a Client-Managed program that allows you to be your own Asset Manager.

What we do for you

- We work towards your strategic goals: asset liquidation or re-performance.
- We accept phone payments via eCheck
- Borrowers can make payments online
- Madison practices (SPOC) Single Point of Contact with all borrower accounts
- Foreclosure Coordination services with our or your attorney.

About Us

Madison Management Services, (MMS), began life as a private lender active in buying, managing, and liquidating defaulted mortgages. We soon realized that there was a need in the marketplace that understood and catered to the private other investors-lenders like us.

Madison Management Services was founded by Kevin J Cordell, a veteran real estate and note investor. Kevin created Madison to serve the needs of other investors. Madison offers professional, personalized attention to each of its investors and borrower accounts.

MADISON MANAGEMENT SERVICES, LLC

400 Morris Ave

Suite 222

Denville, NJ 07834

Phone: 877-563-4164

Fax: 877-563-4161

E-mail: info@madisonmanagement.net

www.madisonmanagement.net

NMLS # 185724