

**The ONYX Competitive Advantage
in Delinquent Association Dues Collection**

Contingent Asset Recovery

- * Pro-rata payments mean **NO** out of pocket expense¹ to the Association
- * Collection Fees added to balance means Association recoups 100%
- * If ADAC does not / cannot collect, the Association does not pay

24/7 Internet Access to:

- * Status Reports (customizable)
- * Case Details - Charges, Payments, Case notes, Collection action taken
- * Add case notes yourself, Upload Docs
- * Add new cases to ONYX yourself for next day collection initiation²

ADAC Provides Free to Association:

- * Full Service - until owner is current
- * Speed - Documents printed and filed the day the statute permits
- * “Desktop” delinquency management & “next desk over” collection team
- * Owner Dispute Resolution
- * Payment Plans (Association approved)
- * Settlement Negotiation - Association approved (short sales, bank foreclosures, hardship cases, and multiple unit owners - such as developers)

¹ Association is only asked to advance legal news insert costs & fees when starting a stale foreclosure

² ADAC adds new cases from ledgers sent, if the Association does not want to add cases to ONYX



P.O. Box 806044
St. Clair Shores, MI 48080-6044



Nationwide Experience , Neighborhood Touch

powered by:



ONYX

**Aggressive,
Diligent,
And
Contingent**

We are ADAC

*A New Collection
Experience*

Service Description

ADAC's Proprietary, Web-based **ONYX** Software is the alternative to traditional Attorneys, and represents the lowest-cost / highest-efficiency Community Association collection methodology in the United States - with no similar competitors. Staffed by CPA's, accountants and attorneys, ADAC maintains a professional, consultive, and emotionally neutral relationship with Delinquents.

ADAC is sensitive to attorneys who have established relationships with Association Boards. ADAC specializes and focuses only on delinquency collections permitting the attorneys to more productively use their time to deal with contracts, By-Laws, litigation, and legal issues.

Because of the mortgage losses experienced by U.S. Government guaranteed loans, Fannie Mae, Freddie Mac, and FHA are now forbidden to underwrite new Mortgages in Condominium Associations where 15% or more of the total units are delinquent over 30 days. ADAC is the FREE answer to the problem of collecting your Association's delinquencies.

ADAC is State Licensed / Bonded with restricted activity to real property Liens and Foreclosures.

ASK FOR ASSOCIATION BOARD MEETING SCHEDULING!

Association Dues Assurance Corporation
 P.O. Box 806044
 St. Clair Shores, MI 48080-6044
 Ph: (586) 294-ADAC (2322)
 (866) 608-ADAC (2322)
 Fax: (586) 415-8600
www.associationdues.net

Additional Services Provided

- 1) ADAC substitutes computer nanoseconds for traditional attorney hours. This means NO COST to the association to check case status and generate reports (customizable if you contact ADAC with a format request). Accessible 24/7 encrypted on the Internet.
- 2) ADAC will only require the Association to advance the cost of foreclosure publication if the case is stale. A stale case is one that IS NOT owned by a bank or county, and IS more than 120 days old when ADAC begins a foreclosure. ADAC advances all other costs.
- 3) An Educational Component - Changing the Association membership culture to prompt Dues payment by all members who hear about and/or pay the cost of the ONYX collection.
- 4) 100% of delinquent cases handled by ADAC re-start payment. By converting unsecured debt to secured Liens, ADAC will not lose to Bankruptcy. Roughly 15%-20% of files are lost to Senior Mortgage/Bank Foreclosure, ADAC will ensure the bank begins paying. ADAC collects the rest in whole or in part through payment plans or Foreclosure and unit rental or sale (subject to the Senior Mortgage).
- 5) ONYX provides free, real-time, e-mail notification of case updates (payments, charges, notes added) and action requests if the user signs up for them.
- 6) ONYX is designed to eliminate Property Manager payroll time, providing an "in-house" desktop software system to manage delinquent files - complete with customized reporting and detailed case information - and live human customer support and action!

One of six menu options in ONYX, the **Case-Details** page, provides you (in real time) with all information regarding the case! You can also get status reports, summary information & e-mail notifications.

View Owner Information, Balance Totals (w/ ledger formats), and Case Status

Case Details
 Case: HI-MTI-95305a
 Using this screen, you can create, update or view details about an individual case.

Attorney Information

Owner: Charles Vincent
 Co-Owner: Anna Vincent
 Tenant: Mike Carey
 Phone: (808) 585-8555
 Work Phone:
 Cell Phone:
 Email: charles@vincent.com
 County: Honolulu
 Address: 95-365 Anya Street, Honolulu, HI 96815

Management Company: pm-hawaii
 Association: Milani Town, Inc.
 Internal Account Number: 95305a
 Fresh or Stale Case: Stale
 Tax ID: 2-7-5-22-75-333
 Mortgage Holder: Sunstone ML LLC
 Mailing Address: 310 S. Main, Ann Arbor, MI 48103

Balance Information Current Balance (with ADAC Fees): \$1,872.75

View Ledger (with ADAC fees) | View Assoc Ledger | Invoice Assoc

Dues Assigned	Description	Date Due	Amount	Months Assessed
Maintenance Assessment		1	\$ 125.00	January April July October

Case Note History:

Date	Time	User	Action
2012-03-20	15:44:58	roby	PAYMENT PLAN being sent to OWNER address, by Email (charles@vincent.com)
2012-03-20	15:44:35	roby	ADAC generated PAYMENT PLAN for case.
2012-03-20	15:42:40	roby	Payment Schedule created.
2012-03-20	15:42:30	roby	ADAC procedure is to file a lien on all delinquent balances to ensure the debt against bankruptcy and in order to foreclose if the Association calls us to. When there is a payment plan, we will usually greatly reduce the fee for the lien (as we did here) but we will always file one unless the Association gives us a minimum balance to case lien. (i.e. do not lien if balance is below \$400).
2012-03-20	15:21:58	militari	Why was a lien filed what the owner made a payment?
2012-03-20	14:57:26	roby	Certified mailing of CONDO LIEN to MAILING address (1234-1234-1234-1234) returned SIGNED 2012-03-13
2012-03-07	12:22:49	greg	CONDO LIEN being sent to MAILING address, by Certified (1234-1234-1234-1234)

Current Payment Schedule

Start Date	Frequency	Remaining Plan Balance	Next Post Due	Next Plan Amt.	Prts Remaining
03/25/2012	MONTHLY	\$2,372.75	03/25/2012	\$197.73	12

Payment History

Payment Date	Post Number	Method	Amount	Posted By	Void
02/15/2012	1476	CHECK	\$375.00	regisrion	

Charge History

Charge Date	Type	Amount	Description	Posted By
02/07/2012	ADAC Legal Costs Expense	\$7.20	Postage to send CONDO LIEN by Certified	SYS-roby
03/07/2012	ADAC Legal Collection Expenses	\$700.00	Lien Fee	SYS-greg
02/20/2012	Interest	\$12.50	2012 Interest	roby
02/07/2012	ADAC Legal Costs Expense	\$1.00	Postage to send CONDO_INITIAL_LETTER by Mail	SYS-cmchapeon
01/20/2012	ADAC Legal Costs Expense	\$1.00	Postage to send CONDO_INITIAL_LETTER by Mail	SYS-roby
01/20/2012	ADAC Legal Costs Expense	\$1.00	Postage to send CONDO_INITIAL_LETTER by Mail	SYS-roby
01/20/2012	Late Fee	\$25.00	Association Late Fees Jan-Mar (or partial)	roby

Waiver History

Waiver Date	Charge Waived	Amount	Charge Id	Posted By
03/06/2012	ADAC Legal Collection Expenses	\$410.00	N/A	roby
03/06/2012	Lien Fee	\$250.00	N/A	roby

Generated Document History

Archived Document History Upload File

Lien History

Date Recorded	Date Signed	Date Released	Liber Instrument	Page From	Page To
Generate Foreclosure Advancement Invoice					

Contact ADAC for your sample login to browse ONYX more fully. (866) 608-ADAC (2322)