



Madison Management Services, LLC

Specializing in servicing and loss mitigation for non-performing loans

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What we do

- Madison Management Services provides specialty loan servicing, asset management, loss mitigation, and REO management to holders of residential mortgages.

Our core philosophy

- Everything we do is guided by the individual investor's or lender's goals
- Every loan is analyzed strategically, evaluated individually and handled professionally
- We work with borrowers directly on the investor's behalf to find solutions that result in a win-win resolution

Why work with us?

- As active investors ourselves, we understand your position as a note holder
- We work with you toward your strategic goals: asset liquidation or note re-performance
- Specialized expertise in second mortgages, borrower work outs, management of bankruptcy cases, collections, skip tracing, and foreclosures
- Ability to service loans in most states
- We collaborate with you as needed to approve payment plans, modifications, forbearance, short sales or foreclosure strategies
- We provide a single point of contact for borrowers and investors

- No auto dialers here. We have real people making the calls to your borrowers, and that equates to better results.
- Beyond letters and phone calls, we have "Boots on the Ground" in every state to make contact with borrowers and determine the status of the property
- We pass on 3rd-party costs, such as BPO's, title swipes, and forced place insurance, to you directly. No surcharges.
- We offer competitive pricing and negotiable incentives for successful outcomes so we're all working toward the same goal
- We offer Speed Pay service and can set up recurring ACH transactions
- We accept phone payments via eCheck
- We track each account in Quickbooks and can provide an easily exportable profitability report on each loan (good for tax accounting)

Contact us

Madison Management Services, LLC
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Kenvil, NJ 07847

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Fax: 877-563-4161

info@madisonmanagement.net

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Services

- *Standard Servicing for Performing Loans*

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

- *Loss Mitigation and Asset Management for Non-Performing Loans*

Our borrower intervention methods include skip tracing, outbound calls with a real person making the call, mail, and a "boots on the ground" strategy to get the borrower to work with us on developing a repayment plan or other exit strategy that results in a win-win for the borrower and the investor.

- *Foreclosure and REO Management*

We also have relationships with foreclosure attorneys across the country and property management resources across the country if needed.

- *Consulting*

We understand that sometimes you may want to retain your existing 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 consultancy basis.

- *Additional Services*

We can provide additional services to our clients such as door knockers, skip tracing, occupancy inspections and mobile notary services.

Pricing

- Please contact us for current rates.

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Madison Management Services: unique company, unique approach

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

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 a long-term win-win solution with borrowers. When it is necessary, we also act quickly to minimize your losses and manage your REO properties effectively.

We have clients with single loans and clients with hundreds of boarded loans. Our approach is that no portfolio is too small—or too big.

History of the company

Madison Management Service (MMS) began in 2007 as a private lender active in the buying, managing, and liquidating of defaulted mortgages. After reviewing the third-party servicing options available at the time, we soon realized that there was a need for a servicing company that understood and catered to the needs of other investor-lenders like us. MMS began by servicing our own growing portfolio and eventually began accepting additional servicing clients.

Whether working our own or our clients' portfolios, we continue to apply to our servicing company the principles that made us successful as note investors: seeking win-win solutions with the borrower and investor/lender, focusing on home retention instead of foreclosure whenever possible, and treating homeowners with dignity and respect.

We always remember when we deal with borrowers that there's a person on the other end of phone, and if we can connect with them in a compassionate, transparent way, we will get better results for them and for the note-holder.

Even though MMS has grown significantly since its early days, we still operate by the same core principles.

MMS was founded by Kevin Cordell, a veteran real estate and note investor. As an investor himself, Kevin created MMS to serve the needs of other investors. To this day, MMS offers professional, personalized attention to each of its investor-clients.

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