

Enhancements released with The MLS RealTX™ Version 9.0

As of June 04, 2008

Increased Comparables

The numbers of returned comparables has been extended from 20 up to 50 based on user preference.

Search Carrier Route

This new search field has been added to the General Query screen.

Settle Date Search Option

Users currently have the ability to search the Recorded Date (when county recorded the transaction). The Settle Date (when the transaction took place and/or settled) search option has been added to this release.

FOR MORE INFO Call : 310.358.1833

www.TheMLS.com

Foreclosure Information on The MLS RealTX™

Foreclosures Displayed on The MLS RealTX™ Property Lists & Detail Reports

Each The MLS RealTX™ property report flags the presence of a pre-foreclosure action against the property. Before you schedule a listing appointment or include a home on a buyer's tour, check if your subject property or nearby homes are involved in a foreclosure action.

The example below shows a foreclosure flag on a one-line The MLS RealTX™ property list returned by a Neighbor search, and demonstrates how easy it is to scan a neighborhood for foreclosed homes close to your listing or sale.

Neighbors
Neighboring Properties for
7123 Norwalk Blvd
Whittier, CA 90606-1727
Los Angeles County

	Address	Township	Zip Code
1. Details	10736 Allerton St		90606
2. Details	7103 Cully Ave		90606
3. Details	7204 Norwalk Blvd		90606
4. Details	7124 Norwalk Blvd		90606
5. Details	7146 Norwalk Blvd		90606
6. Details	7223 Norwalk Blvd		90606
7. Details	10739 Coolhurst Dr		90606
8. Details	7213 Cully Ave		90606
9. Details	10741 Allerton St		90606
10. Details	10704 Allerton St		90606

Notice Of Trustee's Sale Activity Report
Record 1 of 1

For Property Located At
7204 Norwalk Blvd
Whittier, CA 90606-1730
Los Angeles County

General Info:
Folio #: 8176-024-001 Recording Date: 09/25/2006
Posted Date: 11/26/2007 Judgment Amount: \$466,915
Auction Date: 12/17/2007

Party Info:
Recording Date: 09/25/2006 Defendant Name 1: Contreras Francisco

Mortgage Info:
Recording Date: 09/25/2006 Mortgage Type: CNV
Original Mortgage Amount: \$440,000 Original Mortgage Recording Date: 09/25/2006
Document Number: 000002123780

All list and property detail reports indicate foreclosure action with a red flag.

Click the red flag to view a detailed foreclosure report like the one pictured to the right.

Multi-line property lists indicate foreclosure action, while one-line line lists show type of foreclosure. On one-line lists, an abbreviation shows the type or stage of the foreclosure. Common abbreviations are:

- ND – Notice of Default
- NT – Notice of Trustee's Sale
- *LP – Lis Pendens
- *FJ – Final Judgment
- *May be found in CA, but rarely.
- NF – Notice of Foreclosure
- NS – Notice of Sale
- CP – Certificate of Purchase

Foreclosure Displays on The MLS RealTX™



Information contained on the The MLS RealTX™ Foreclosure report may include:

FIELD	DEFINITION
APN	The unique property identification number assigned to a parcel by the County Assessor's Office
Default Amount	The final decision of the court regarding the monetary amount awarded to resolve the dispute and the rights and obligations of the parties
Posted Date	The execution date of the pre-foreclosure transaction
Auction Date	The date on which the auction of a property will take place
Borrower Name(s)	The name of the person who defends against a claim asserted in a Court action
Mortgage Type	The type of mortgage that is being foreclosed upon
Original Mortgage Date	The date upon which the original mortgage being foreclosed upon was secured
Original Mortgage Amount	The amount of the original mortgage that is being foreclosed upon
Document Number	The recording reference number, as assigned by the county recorder

Suppressing Foreclosure Display on The MLS RealTX™

In some scenarios, it might be disadvantageous to print or email The MLS RealTX™ reports showing foreclosure information. To suppress foreclosure information, simply click on the Hide Flag option. If the flag is hidden, click on Show Flag to re-activate foreclosure display.


Property Details

[Hide Flag](#)  

[Comparable Properties](#) [Neighbors](#)

[Document Image](#) [Realist Map](#) [Flood Map](#) [Assessor Map](#)

For Property Located At
9801 Easton Dr
Beverly Hills, CA 90210-1416
Los Angeles County

 [Notice Of Trustee's Sale](#)

Owner Info:

Owner Name:	Kaufman Daniel L	Tax Billing Zip+4:	1416
Owner Name 2:	Kaufman Megan A	Recording Date:	12/22/2005
Owner Vesting:	Husband/Wife	Annual Tax:	\$11,644
Tax Billing Address:	9801 Easton Dr	County Use Code:	Single Family Resid
Tax Billing City & State:	Beverly Hills, CA	Universal Land Use:	SFR
Tax Billing Zip:	90210		

Location Info:

ars School District L. App. List

Searching for Foreclosure Information on The MLS RealTX™

It is often said that one man's misfortune is another's opportunity. Your goal may be to assist homeowners subject to foreclosure minimize the impact on their families. Or your goal may be to help clients research and invest in homes that will be auctioned due to foreclosure.

The The MLS RealTX™ Foreclosure Activity search can help.

The screenshot shows the website interface with a search menu open. The menu includes options like Address, State, Street, Owner Name, Phone Number, APN/Tax ID, General Query, and Foreclosure Activity. The Foreclosure Activity option is highlighted with a red box and an arrow pointing to a callout box. To the right, there are sales statistics for Los Angeles County CA, including a table for Single Family Residence and a table for Condominium.

Sales Statistics for LOS ANGELES County CA
 Realist's most recent recording date for this county is 05/08/2008

Single Family Residence		
Time Period	Number of Sales	Median Sale Price
Mar 2008	2,579	\$450,000
Mar 2007	5,185	\$565,000
Feb 2008	2,176	\$470,000
Feb 2007	4,021	\$545,000
2008 YTD	10,519	\$452,500
2007	45,857	\$555,000

Condominium		
Time Period	Number of Sales	Median Sale Price
Mar 2008	1,001	\$420,000
Mar 2007	2,425	\$466,000
Feb 2008	825	\$420,000
Feb 2007	1,599	\$459,000
2008 YTD	3,838	\$415,000
2007	19,737	\$459,000

The Foreclosure Activity Search can be found under the Searches menu on The MLS RealTX™.



Foreclosure Activity Search

Please complete the fields below to begin your search.

State: County: Zip: (optional) Zip: (optional)

Realist's most recent recording date for this county is 12/03/2007

Folio Number: [Help?](#)

Case Number:

Lis Pendens Type:

House Number:

Pre-Direction:

Street Name:

Street Suffix:

Unit Number:

Post-Direction:

City:

Auction Date: to (ex: 01-01-2004)

Posted Date: to

Each search must select a specific county, but you can narrow the search to specific zip codes or streets.

Search by APN Number or Address to see if there is foreclosure activity on a particular property.

Need to find pre-foreclosure information on properties? Search by Posted Date to find out when a Notice of Default has been posted.

Looking for homes that have been or are about to be auctioned? Search by Auction Date to find out when Notice of Trustee's Sales will occur.