



Collectability Analysis

Association Name: Appletree HOA Date: 1/20/15

Delinquent Owner Name: John and Leah Doe

Property Address: 19 Yard Street City: Somewhere Zip: 12345

Total Amount Owed: approx. \$6,500 As of: 1/20/15

Bankruptcy Verification: Ch 7 BK case no. xx-xxxxx, filed 12/23/11 and discharged on 5/1/14

Credit Evaluation: Fair, two tax liens reported.

Asset Evaluation: John owns his own business, Horizon International (Subject Property address is business address)

Employment information: John is Principle at Horizon International, Leah is the marketing and sales coordinator

Collectability Rating: 4-Good (Scale of 1-5)

Board Strategy /Rationale – **Debtors own their own business. There is currently foreclosure activity on the property. It was surrendered in the bankruptcy. This particular lender tends not to foreclose on a property for very long periods of time if the subject property is “upside down”. In this particular case the lender recorded a Notice of Default on 11/25/14. The Association can only pursue this debt via a Superior Court Action as the debt exceeds the jurisdictional limit for Small Claims. We have banking information for the owners. It is recommended to initiate a Superior Court Action. UTS will work with our attorneys collaboratively on the file. The attorney retainer fee is \$1,500.**