



Absolute Collection Services, LLC

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Absolute Collection Services, LLC (ACS) believes in protecting HOA and Homeowner investment, educating HOA Boards and Community Managers and actively working with banks and investors in an effort to preserve the health and financial interest in Nevada communities.

ACS was the first to implement a post foreclosure program at a critical time in Nevada that allowed HOAs to foreclose and lease units which served several purposes:

1. Security of the asset (the home)
2. Payment of delinquent assessments (this means less that the bank need pay later should they foreclose and that the HOA was in the position to collect more assessments as well as prevent the need to raise assessments.)
3. Maintenance of the property (this took the cost and liability off the HOA and prevented squatters and vagrants from settling in)

ACS utilizes the non-judicial foreclosure process to collect on delinquent assessments and strictly adheres to the timeline presented (which is approximately 9 months from start to finish, not years). We contact the first mortgage holder and communicate regularly with them to resolve accounts before the sale date occurs. It is this timeline that has provided success in obtaining full payment for the HOA and minimizing financial burden on the HOA so they need not raise assessments.

ACS believes that education is paramount for both Community Managers and Boards so we may work as a team in order to resolve delinquency. We provide educational classes and attend Board meetings in an effort to provide alternatives to foreclosure and cater programs to what the HOA needs.

ACS is a leader in the field of collections and has demonstrated its ability to think outside of the box. We indemnify our clients and do not ask them to indemnify us. We are meticulous, detail oriented and knowledgeable. We assist with refurbishment costs and communicate regularly with all parties via real time status reports and Quarterly Reports emailed to Managers for Board meetings.

ACS cares about the industry as a whole and is currently working on a project that will provide vendors with the opportunity to teach accredited classes for Community Managers and Board members on anything that they wish to know about regarding Homeowner Associations. We are a member of several organizations and take an active part in the betterment and advancement of this industry.

We understand the unique issues of HOA Management as well as Board fiduciary duties and earn your business one account at a time.