



VALUE. VERIFY. COMPLY.

An Independent, RESPA-Attentive, Office Lease Valuation Model for Settlement Service Providers



MLinc Solutions
A better way to work

Office Lease Questions. Are you:

- Currently setting fees for office lease services provided by business associates without adequate basis or backup?
- Failing to obtain independent validation of the value of services?
- Unsure of how to set fees for services provided?
- Lacking the time or resources to implement a valuation methodology?
- Collecting insufficient input data from business associates and support for activities to justify fees paid?
- Concerned about demonstrating compliance with regulators?
- Not verifying that contracted services are actually provided?

The Office Lease & Other Real Estate Services Valuation Solution

- Calculates estimated value of office lease considering:
 - Property location, type and condition
 - Size of office
 - Features and amenities included in rent
- Provides RESPA-attentive "General Market Value" consistent with HUD guidelines
- Accesses internet subscription data bases and proprietary data sets for over 90 markets in the United States
- Utilizes a one-page data input form completed by clients
- Works for an array of business types:
 - Home builders
 - Real estate brokers
 - Relocation companies
 - Community banks
 - Credit unions
 - Professional service groups
 - Others
- Provides confidential valuation report with supporting detail

Other Professional Services Offered by MLinc Solutions

- Marketing Services Agreement (“MSA”) valuation and verification services
- Web Site Advertising services valuations
- Special events sponsorship valuations
- Other advertising custom valuation projects for mall presence, vehicles, magazines, leads, etc.
- Other Services Agreement valuations

Compliance Expertise & Experience

- Vast experience across all aspects of mortgage lending and other settlement service industries
- Recognized expert in RESPA compliance
- Industry leader in providing independent affiliated business and services agreement solutions
- Frequent speaker for settlement service industry groups and forums
- Completed thousands of independent services agreement valuations for hundreds of clients, including mortgage banks, financial institutions, title companies, home warranty providers, mortgage insurance firms, national realty franchisors and real estate brokers
- Valuation of services provided by real estate companies, home builders, relocation companies, community banks, credit unions, professional service groups and mortgage lenders
- Reputation in the residential settlement service industries for providing high-quality, cost-effective, independent RESPA-attentive valuation assessments

Office leases with business associates can be a catalyst for establishing a better, more convenient home buying process for all parties to a purchase transaction.

MLinc is a nationwide provider of expertise, insight and innovative solutions to the settlement service industries.

ComplyOffice™

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from
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