

Welcome to the Distressed Property Advisors Group

Overview:

A property is considered “distressed” when the value of the property is less than the amount owed, and the owners are unable to pay the mortgage due to a financial hardship.

If you are in a distressed real estate situation, you are not alone. More homeowners are in financial distress than at any other time in recent history.

The good news is...You CAN avoid foreclosure, and you DO have options.

If you owe more on your home than the home is worth, and are at risk of foreclosure because you are having difficulty making the payments, there are viable options. The reality is that Lenders don't want to foreclose on your home. It's in their best interest to work it out.

If you find yourself in a “distressed” real estate situation, the best solution is to seek the guidance, council and services of an EDUCATED Licensed Real Estate Agent. Distressed homeowners need an advocate that will act in their best interest and help them find the best solution to the financial crisis they are facing. We believe that Distressed Property Advisors Group has the personnel, tools and solutions to help you avoid foreclosure.

What We Do:

Distressed Property Advisors Group is a team of Professionals focused on helping homeowners that currently owe more than their home is worth. The Distressed Property Advisors Group can help you avoid foreclosure by utilizing a proven “short sale” methodology. If you owe more on your home than the home is worth, we will work with you, all potential buyers, as well as the Sellers Lender. The goal is to have the Seller's Lender forgive the amount of the mortgage

that is not covered by the sale price. There is no selling cost to you. All our fees are paid by the Lender.

We provide a team of individuals that can answer all your questions regarding the sales process, mortgage alternatives, tax consequences, legal options, and title issues.

A successful Short Sale will avoid foreclosure and protect your credit.

If you are facing foreclosure, contact us for a confidential, free, no obligation consultation.

About Us:

Both Carol & Larry take a business approach to meeting the real estate needs or solving your real estate problems for their clients.

Meet the team members:



Carol Balboni is a Certified Distressed Property Expert, and ranks among the top Realtors in the North Scottsdale area. She has significant experience in marketing and provides the highest level of customer service to her clients. Carol holds a degree in business management & marketing. Prior to joining the real estate profession, Carol was a Worldwide Manager for a Fortune 100 Corporation.



Larry Balboni is a seasoned financial professional with a Masters Degree in Business Administration. He has an undergraduate degree in finance and understands how to complete complex real estate transactions in a timely fashion. Prior to his real estate career, Larry was a Vice President & General Manager with a Fortune 200 company.



Mortgage: **Bob Leahy** is an experienced mortgage specialist with a reputation for honesty and integrity. Bob has an in depth knowledge of lending guidelines and consistently delivers mortgage products that fulfill clients needs. He has a strong relationship within the Lending Community and offers a full range of products and services.



Certified Public Accountant: **Ed Roberts** provides consultation, tax, and accounting services to businesses and individuals throughout the greater Phoenix area. In this capacity he has been instrumental in helping clients with their accounting and tax needs as well as assisting clients with buying and selling businesses and obtaining equity and debt financing.



Title/Escrow: **Amy Schaupeter** is a seasoned professional in the title/escrow industry. Amy continually provides a level of professionalism and service that far exceeds customer expectations. She excels in handling her files with speed and efficiency as she believes in a “quick turn-around” of documents and other items necessary for a timely transaction.



Legal: **Doug Farnham** is an essential part for the Mortgage Mediation Group of Thomson Conant PLC. He has a strong financial background from 30 years in real estate lending with a diverse knowledge of industry practices. MMG provides clients with qualified legal advice and shares their knowledge and expertise in the areas of distressed property mortgage negotiations.

Contact us for a confidential, no cost, no obligation consultation.

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Thank you, *Carol & Larry*