

ForeclosureRadar.com Tutorial:

Perform a more advanced search

ForeclosureRadar makes it easy to find foreclosure properties that match your interest. This tutorial guides you through the steps to search in multiple areas at once, using over 60 search criteria to narrow the results.

Use ForeclosureRadar to:

- Save time by focusing on properties that meet your exact needs

There are over 60 different search criteria that you can use with ForeclosureRadar. Each additional search criteria that you add to your search further narrows your results, as only foreclosures that meet all of the criteria are returned. As a general rule, you should start with as few search criteria as possible and add additional search criteria to reduce the number of results.

This tutorial focuses on Search Foreclosures, though most of the criteria discussed here can be used with the other search types, including:

1. Daily Auction Schedule
2. View My Saved Properties
3. Radar ID Quick Search

The Location Search Option panel offers a number of methods for locating specific properties, as covered in the tutorial on searching by location. In addition to what was covered in that tutorial, note that City and Zip allow for the entry of multiple items separated with commas. For example, to search both San Jose and Mountain View, enter each city with a comma between them.

To refresh the search results, click the Search button.

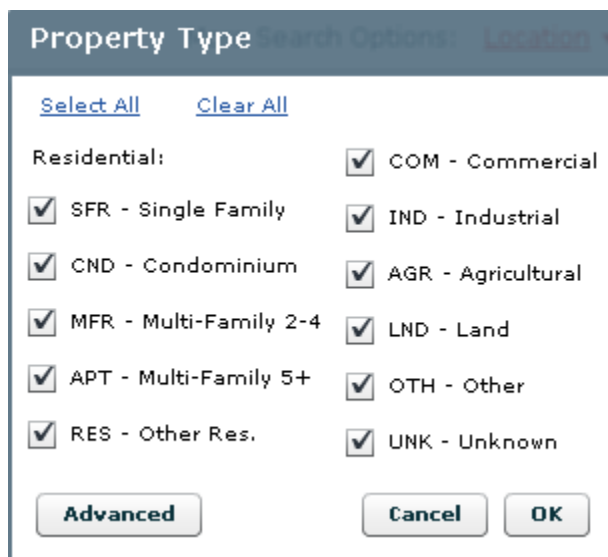
The Property Search Option panel allows you to search by property characteristics like beds, baths or property type.

The screenshot displays the 'More Search Options' panel on the ForeclosureRadar website. At the top, there are navigation tabs: 'Location', 'Property', 'Foreclosure', and 'My Property', along with buttons for 'Save', 'Reset', 'Tutorials', 'Help', and 'Contact'. The 'Property' tab is active, showing a grid of search filters:

- Property:** Type (SFR - Single Family), Beds (3 to 4), Baths, Square Footage (2000 to 3000), Lot Size (sq ft), Lot Size (acres), Units, Year Built, Age (years), Pool (Any).
- Property Value:** Est. Value (\$), \$ / SqFt, Est. Rent (\$), Est. LTV (%), CLTV (%), Est. Equity (%), Est. Equity (\$).
- Ownership Details:** Owner Name (Last,First), Owner Occupied (Any), Phone Number (Any), Transfer Date (Set Date or Range).
- Listing Details:** Listed (* Any), Listed Price (\$).

A note at the bottom right states: '* Listing data from third parties when available.'

To select a single property type, click Select Type and Clear All to quickly unselect all property types. Then click the checkbox on the types you want to include in the search.



The screenshot shows a dialog box titled "Property Type" with a search bar and a dropdown menu. Below the search bar are two links: "Select All" and "Clear All". The main area contains a list of property types, each with a checked checkbox. The types are arranged in two columns. The first column lists Residential types: SFR - Single Family, CND - Condominium, MFR - Multi-Family 2-4, APT - Multi-Family 5+, and RES - Other Res. The second column lists other types: COM - Commercial, IND - Industrial, AGR - Agricultural, LND - Land, OTH - Other, and UNK - Unknown. At the bottom of the dialog are three buttons: "Advanced", "Cancel", and "OK".

Most of the other criteria in the Property Search Option panel allow a range of values. If you want to find properties with 3 to 4 baths enter the 3 in the left, or minimum, box, and 4 in the right, or maximum, box. Certain fields are tied together. For example, changing Lot Size in acres automatically fills in the equivalent Lot Size in square feet. Year Built and Age also update each other. Pool has 3 options:

- “Any” returns properties regardless of whether they have a pool.
- “Yes” returns only properties with a pool.
- “No” returns only properties without a pool.

The Property Value and Equity fields offer a variety of ways to search on estimated values, rent, and equity. Note that the LTV (loan to value) percentage only takes into account the loan in foreclosure and, as such, a typical second mortgage would likely have an LTV of 20 percent, where as a first would typically be 80 percent. This is different from CLTV (combined loan to value) which takes into account all loans that we estimate to be outstanding on the property. Please keep in mind that values are estimates and that you should look to a qualified Realtor or Appraiser for market values and rents. Verifying LTV ratios and equity requires a thorough title search.

The Ownership Details fields allow you to search for a particular owner’s name, whether or not the property is owner occupied and whether or not we have a phone number for the owner. Note that our determination of whether or not the property is owner occupied is based on tax assessor records, not a physical inspection of the property.

The Foreclosure Search Option panel offers a large number of criteria for searching information specific to the foreclosure notice or the loan in foreclosure. By default, we search only three foreclosure stages, and within those stages, only those that we still consider to be active foreclosures. You can also search the other stages, as well as historical records going back as far as we have data.

To include a date or range of dates in the search criteria, click the Set Date or Range link. The pop-up window has radio buttons to quickly select yesterday, today or tomorrow. To specify another date, click in the Date field and select the desired date from the calendar. Use the controls at the top of the calendar to change the month or year.

Click Set Date Range to expand the window to specify From and To dates for the range. To clear a date field, click the Clear button.

For more information on each of the remaining search criteria in the Foreclosure Search Option panel, hold your mouse over the label for a description.

The My Property Search Option panel allows you to search for particular information you added to a saved property. More information on these search criteria can be found in the My Saved Properties tutorial.

ns: [Location](#) ▾ [Property](#) ▾ [Foreclosure](#) ▾ [My Property](#) ▾

X

Saved	<input type="button" value="Any"/> ▾	My Value	<input type="text"/>	to	<input type="text"/>
Hidden	<input type="button" value="Any"/> ▾	Estimated Profit	<input type="text"/>	to	<input type="text"/>
My Interest	<input type="button" value="Interest"/> ▾	Resale ROI%	<input type="text"/>	to	<input type="text"/>
My Status	<input type="button" value="Any Status"/> ▾				
My Tags	<input type="button" value="Any Tags"/> ▾	My Rent	<input type="text"/>	to	<input type="text"/>
My Photos	<input type="button" value="Any"/> ▾	Estimated Income	<input type="text"/>	to	<input type="text"/>
My Notes	<input type="button" value="Any"/> ▾	Rental ROI%	<input type="text"/>	to	<input type="text"/>
My Notes Text	<input type="text"/>				

Let's put this all together to perform an advanced search. Search Contra Costa County for pre-foreclosures that have at least 20 percent equity and for which we have a phone number for the owner. You now have a great list of properties you can start calling on immediately.

Work smarter, not harder by using ForeclosureRadar to find foreclosure properties that match your interest.