

## ForeclosureRadar.com Investor Tutorial:

### Find the right investment opportunities first

ForeclosureRadar makes it easy to locate the best foreclosure investment opportunities. This tutorial guides you through the steps of searching for properties that match your criteria, save those searches to stay on top of new foreclosures, and manage each step of your purchase process.

#### Use ForeclosureRadar to:

- Save time when building your list of target foreclosure investments by using 60+ search criteria

Work smarter, not harder using ForeclosureRadar to find the right investment opportunities before your competition does.

With thousands of new foreclosures each month, investors have to focus to succeed. Whether by area, property type, price range or other criteria, finding the list of foreclosures that meet your particular investment criteria is a critical first step to finding the best opportunities. Now you can build your list of target properties quickly, efficiently and accurately from a single source – ForeclosureRadar.

#### Start by searching for properties that match your criteria:

1. On the menu/search bar, select Search Foreclosure.
2. Enter one or more cities or zip codes. Or select from any of the 60+ More Search Options to match your specialty whether by neighborhood, property type, or price range.
3. On the Foreclosure panel, select the Foreclosure Stages that match your investing strategy: Preforeclosure, Auction or Bank Owned.
4. Click the Search button.

Sort by sale date to see which properties come to sale first and require the most immediate attention. For a larger starting list, expand the search criteria.

#### To sort the list by a field:

1. In the List View, click the column header of the field. It will show a triangle pointing up and sort in ascending order.

2. Click the column header of the field again. It will show a triangle pointing down and sort in descending order.

New properties come up for sale all the time and you want to know right away when that happens to get a head start and to keep one step ahead of the competition. That's as easy as saving the search and running it on a regular basis by selecting My Saved Searches from the menu.

### To save a search:

1. Click the Save button under the Search Button.
2. Enter a name for the search.
3. Click the Save button.

### To run a saved search:

1. Select My Saved Searches on the main menu.
2. Click on a saved search.
3. Select All Results to see everything or Published Since to see only new properties since your last search.
4. Click the Search button.

To avoid having to pick through properties you've already seen to find the new opportunities, select the Published Since option, which remembers the last time you ran the search and shows only those properties that have been added since then. This is a huge time saver.

Now that you have a list of results that match your criteria, this is a good time to save the properties and set their status. The ability to save properties with a particular status makes ForeclosureRadar a workflow management tool that can be used by a single investor or an entire team to keep properties from falling through the cracks and ensure all research is completed before you buy to minimize risk.

You can customize the Statuses to fit your own workflow in the My Account tab under Defaults.

### To customize Property Status values:

1. In the main menu select My Account.
2. Click the Defaults button.
3. Scroll down to My Property Statuses.

4. Enter your defaults.
5. Click the Update button.

For example, you could save the properties in your results list, while setting their status to 'Screen' to indicate that your next steps is to screen each property to make sure they are worth researching further.

### **To save properties and set their status:**

1. Select the properties in the List View.
2. In the List View toolbar, click the Save button.
3. Select the Status.
4. Optionally, set your interest level, or assign a tag to the properties.
5. Click the OK button.

### **To later find these properties:**

1. In the main menu, select View My Saved Properties.
2. Click the Any Status dropdown menu and select the status you set above.
3. Click the Search button.

Use ForeclosureRadar to work smarter, not harder, by finding the right investment opportunities before your competition.