

Mister Management, LLC

P.O. Box 1676
Brighton, MI 48116-1676
(810) 225-3244

To Whom It May Concern:

My property management company, Mister Management, has used ADAC for the past 5 years.

Our experience has been excellent:

1. We no longer have to worry about, nor spend property management payroll dollars, to deal with delinquencies.
2. We generally allow the Association Board President or Association Treasurer an ADAC software ONYX User name and Password, so the Board prints its own REPORTS for Board Meetings. That Board printing of real time Reports eliminates a headache and it's free. The ONYX software is 24 / 7 real time. ADAC will talk to authorized Association personnel, eliminating my payroll time.
3. The ADAC business model is free to the Association for fresh files transferred to ADAC within 4 months of zero balance, at foreclosure, charged to the delinquent, so the price is zero – hard to beat. Always free for Bank and County foreclosure owners. And for individual owner stale files at the beginning of the relationship, the cost of an advancement is low, fixed, and refundable to the Association if collected from the delinquent.
4. ADAC has an excellent reputation for a friendly, consulting-approach to delinquents, who are the voters in next year's Board Election, explaining the Association can't pay Association obligations without Association members cash receipts, so in the event of catastrophic circumstance (e.g., death of a wage earner), the Unit owner should voluntarily sell the unit, or ADAC will involuntarily sell the Unit. There is nothing worse than that. Delinquents generally appreciate the ADAC friendly attitude – a real stress reducer for me and the Association Board.
5. ADAC has been perfect in shielding our Associations from Fair Debt Collection Practices Act litigation, which is getting to be a more and more serious concern. ONYX software avoids violations.
6. The cost to delinquents is less or much less than local attorney charges for asset recovery. And the attorney seems to always be adding hourly charges, where ADAC is free for fresh files, and fixed Advancement amount for stale individual Unit owner files. The proprietary ONYX software is free, powerful, and substitutes computer nanoseconds for attorney hours – the efficiency element.

7. An excellent attribute of ADAC is that the asset recovery process proceeds as fast as the Statutes permit, through Fair Debt Collection Practices Act Notice, Lien, Foreclosure, Abandonment or Eviction, and Rental of the Unit (subject to senior Bank mortgage). The Federal or State Bank Examiner must write off Non-Performing Bank Mortgages after about 48 – 72 months now -- Association Delinquencies will be lost then, so it is imperative for Boards to get the collection done before that outer time limit.

8. If you are obsessive-compulsive, you will love ONYX: every charge, every payment, every negotiation, every communication tracking number, every Note, every archived document, is listed under CASES, with a Process Step Bar for quick reading, and you can free add a SUBSCRIPTION for email to you of results of all actions for Units you select.

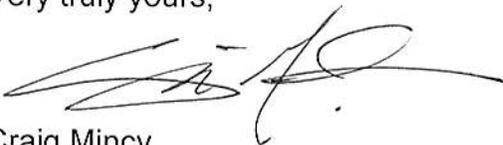
9. The ONYX INFO page gives you a nice overview of the process, and the charges to delinquents.

10. 40% of our Associations have no delinquencies left – ADAC's educational component shifts delinquent thought patterns to paying Association Dues when the Mortgage payment is made.

11. ADAC collects about 85% of files, and within that 85% -- 80% by Lien Stage, 99% by Foreclosure Stage, and 100% by Rental Stage. Nothing (-0-%) is lost to Bankruptcy, but about 15% is lost to slow Association Boards unaware the Bank Examiners will write off non-performing Senior Bank Mortgages, forcing the Bank to Foreclose and sell or Short Sell the Unit, resulting in usually total loss of the Association Delinquency due solely to a non-performing Association Board.

Phone me with any questions. ADAC will make extra time in your life, and make your life less-stressed and more fun.

Very truly yours,



Craig Mincy

Telephone: (810) 225-3244 x 22

Email: Craig@MisterManagement.com