



**GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST**

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The Internet address for GSA Advantage! is: <http://www.gsaadvantage.gov>

**General Services Administration
Federal Acquisition Service
Financial and Business Solutions (FABS)
Schedule 520**

CONTRACT NUMBER:
GS-23F-0051V

Period Covered by Contract:
April 1, 2009 to March 31, 2014

Reliable Realty, Inc.

**29992 Hunter Road, Suite 101
Murrieta, CA 92563
Toll Free: 800-435-8013
Phone: 951-696-9090
Fax: 951-696-9161**

<http://www.teamreliablerealty.com/>

General Services Administration
Management Services Center Acquisition Division
Supplement # _____, dated _____.

Business Size: **Small**
DUNS: **787829493**

GSA AWARDED TERMS AND CONDITIONS RELIABLE REALTY, INC.

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).
520-2: Transaction Specialist
520-3: Due Diligence & Support Services
520-5: Loan Servicing & Asset Management
- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract.
Please see attached pricelist for details
- 1c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided.
Please see attached pricelist for details
2. Maximum order.
\$1,000,000
3. Minimum order.
\$300
4. Geographic coverage (delivery area).
48 contiguous states and Washington, DC
5. Point(s) of production (city, county, and State or foreign country).
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6. Discount from list prices or statement of net price.
Net GSA pricing is listed in the attached pricing tables
7. Quantity discounts.
None
8. Prompt payment terms.
Payment due at closing
- 9a. Government purchase cards *are accepted* at or below the micro-purchase threshold.
- 9b. Government purchase cards *are not accepted* above the micro-purchase threshold.

10. Foreign items (list items by country of origin).
Not Applicable
- 11a. Time of delivery.
To be negotiated between Contractor and Ordering Agency
- 11b. Expedited Delivery.
Expedited delivery time is to be negotiated between Contractor and Ordering Agency
- 11c. Overnight and 2-day delivery.
Overnight and 2-day delivery time is to be negotiated between Contractor and Ordering Agency
- 11d. Urgent Requirements.
Urgent Requirements delivery time is to be negotiated between Contractor and Ordering Agency
12. F.O.B. point(s).
Not applicable
- 13a. Ordering address(es).
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- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.
14. Payment address(es).
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15. Warranty provision.
Not Applicable
16. Export packing charges, if applicable.
Not Applicable

17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level).
Reliable Realty, Inc. will accept Government Purchase Cards for purchases up to, but not above the micro-purchase threshold of \$3,000.
18. Terms and conditions of rental, maintenance, and repair (if applicable).
Not Applicable
19. Terms and conditions of installation (if applicable).
Not Applicable
- 20a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable).
Not Applicable
- 20b. Terms and conditions for any other services (if applicable)
Not Applicable
21. List of service and distribution points (if applicable).
Not Applicable
22. List of participating dealers (if applicable).
Not Applicable
23. Preventive maintenance (if applicable).
Not Applicable
- 24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants).
None
- 24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at: www.Section508.gov/.
Not Applicable
25. Data Universal Number System (DUNS) number: **787829493**
26. Notification regarding registration in Central Contractor Registration (CCR) database.
CAGE Code No. 57M23 active in CCR until 3/19/2010



SIN	Description of Services	Awarded GSA Fee w/ IFF
520-2	Real Estate Owned (REO) Asset/Property Services: <ul style="list-style-type: none"> • Pre-Foreclosure Services, Held Property Management Services, Preliminary Title Services, Marketing Services and Billing Services • Complete Coordination of Foreclosure Process, Pre-Foreclosure Evaluation, Coordination with Foreclosure Attorney, Timely Foreclosure Problem Resolution, Conflict Resolution and Tax Payment Resolution • Verify occupancy and vacate property by eviction if necessary, Change locks and get property ready for showing with asset managers approval • Weekly Inspections, Monthly Status Reports, Monthly Client Reports and On-line Reporting • Property Inspections, Property Preservation • Work with Asset Manager to manage property • Marketing Services including performing an asset valuation of the property, pre-marketing property, marketing property and listing on all area multiple listing services • Conduct Open Houses and show property to interested parties • Present any offers to Asset Manager and conduct negotiations with buyer • Open Escrow and complete all necessary paperwork and obtain signatures • Close Escrow and remove listing from all multiple listing services Note: These are listing agent services only does not include buyer's/selling agent services or fees	Asset with sales price equal to or below \$50,000: \$1,125
		Asset with sales price above \$50,000: 2.25% of the Final Sales Price
520-3	Asset Valuation/Broker Price Opinion Services: <ul style="list-style-type: none"> • Examine both the interior and exterior of the property/asset • Perform a comparable analysis of other properties in the neighborhood that were/are on the market • Complete Broker Price Opinion (BPO) for asset including estimated price, property details and photos 	\$50
520-5	Asset Management Services: <ul style="list-style-type: none"> • Interpret and apply Servicing Pool Agreement (SPA) for assets • Formulate marketing plan for disposal of assets • Develop plan for cash flow recovery, loss mitigation, loss resolution, and minimize the asset holding time for the Real Estate Owned nonperforming assets • Establish Service Level Agreement (SLA) which details maintenance and marketing expenses for asset disposition • Complete inspection and appraisal of assets • Manage listing agent during maintenance, marketing and listing of assets • Classify asset by area • Oversee all offers, negotiations, escrow and closing for all assets • Ensure process is compliant with all applicable law and regulations 	Asset with sales price equal to or below \$50,000: \$775
		Asset with sales price above \$50,000: 1.55% of the Final Sales Price

NOTE: In accordance with best commercial practices, in addition to the Proposed Fee, the following products and services are designated as reimbursable expenses in the conduct of REO Servicing:

- Property Appraisal
- Eviction Legal Costs/Fees/Cash for Keys
- 2nd Opinion BPO's
- Interior/Exterior Securing-Cleaning
- Ancillary Expenses
- Repair/Maintenance Costs
- Extensive Remediation Requirements on Environmental Issues
- Renovation and/or Restoration of seriously damaged properties