



ZERO DEFECTS

SENTINEL DELIVERS UNCOMPROMISED SERVICES TO GSEs, SERVICERS, BANKS AND INVESTORS



INSPECTIONS

Sentinel's wide variety of comprehensive inspection reports provides an immediate and thorough view into each property's current condition. Mobile technology speeds real-time results, with extensive photos that are date, time, and location-stamped. We ensure that all work is compliant with FDCPA and local codes.

- Occupancy checks
- Occupancy verification
- Property verification
- Quality control inspections
- Specialty inspections



PROPERTY SERVICES

Beyond the condition of the property, a variety of challenges complicate the management, marketing, sale, or conveyance of foreclosed properties. Sentinel protect its clients by managing properties and resolving issues that otherwise add delays, extra expense, or other headaches to the property management or disposition processes.

- Vacant property registration
- Full property management
- Cash for keys management
- Eviction management
- HOA & Utility fee management
- Lien resolution
- Code violation resolution & prevention

PROPERTY PRESERVATION

With the same precision that one of its founders protected the Tomb of the Unknowns at Arlington National Cemetery, Sentinel ensures that its clients' properties are quickly and cost-effectively brought to ready-to-market condition. With a shared pride of ownership, we apply our standard of **ZERO DEFECTS** to deliver uncompromised quality and rapid results.

- Yard care & lawn maintenance
- White-glove cleaning
- Health & safety hazard remediation
- Debris removal to local codes
- Well & septic systems maintenance
- Hazardous material removal
- Winterization (wet & dry systems)
- Pool draining & maintenance
- Clear & plywood boarding
- Re-keys, evictions, & lockouts
- Environmental remediation
- Mold remediation
- Pet control & WDO remediation
- General rehab & repairs

**PROPERTY
PRESERVATION**

INSPECTIONS

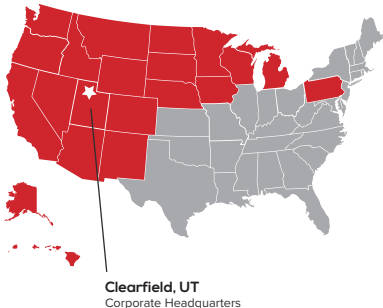
**PROPERTY
SERVICES**

**CONSTRUCTION
REPAIR**

**PROPERTY
MAINTENANCE**



SENTINEL FIELD SERVICES



Clearfield, UT
Corporate Headquarters

Corporate Profile

BUSINESS LINES/SERVICES

- From asset acquisition through to final closing, Sentinel ensures the properties it is responsible for are inspected, preserved, and maintained in compliance with client and regulatory guidelines and local code requirements.
- Assessment of property condition
- Securing the asset
- Removal of environmental or other health and safety hazards
- Maintaining properties in ready-to-show condition
- Resolution of all property based impediments that threaten to delay closing

Contact Information

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BUSINESS SCOPE Sentinel provides Inspections, Field Services, and Property Preservation in 21 states for top mortgage lenders, servicers and government agencies. Deep expertise in every aspect of property maintenance and pre-closing resolution, including inspections, repairs, eviction management, HOA fee resolution, past-due utilities and utilities management, lien resolution, VPR, and Code Enforcement make Sentinel your one-stop Field Services provider-of-choice. From asset acquisition through to final closing, Sentinel ensures the properties they are responsible for are inspected, preserved and maintained in compliance with client and regulatory guidelines, and local code requirements. Supporting Asset Managers, we share our clients' common goals of quickly and accurately assessing property condition, securing the asset, removing any environmental or other health and safety hazards, maintaining the property in Ready-to-Show condition, and resolving all property-based impediments that threaten to delay closing.

COMPANY HISTORY Founded in 2000, Sentinel has more than 14 years of experience providing all aspects of REO and pre-foreclosure inspection, property maintenance, repair and preservation services. Among our many satisfied clients are four of the top 10 largest financial service organizations, including Bank of America, Freddie Mac, Fannie Mae, and HUD. Having consistently received high performance ratings of 98%+ from clients, Sentinel has demonstrated best-in-class performance. More importantly, as a result of strong performance and at the request of our clients, SFS has doubled its geographic coverage area over the past two years while maintaining high quality and service ratings – successfully expanding coverage to meet our clients' needs.

COMPETITIVE ADVANTAGE The very essence of what distinguishes Sentinel from other Field Services companies is perfectly summed-up in the company's name. A company co-founder served as a sentinel for the Tomb of the Unknowns at Arlington National Cemetery near our nation's capital, and was responsible for securing and preserving those sacred grounds. As our "Sentinel" name suggests, our primary responsibilities are to secure, preserve, and maintain real estate property assets on behalf of our clients.

Broad and deep experience in REO, foreclosure, loss mitigation, FHA, FDMC, FNMA, VA and Conventional loan types further distinguish Sentinel from the rest. We serve high-volume lenders, loan servicers, government agencies, GSEs, asset management, and other business clients. Our thorough understanding of the unique nuances of individual clients makes Sentinel the ideal service provider and partner to execute successful asset management and disposition strategies. We consistently achieve better than 98% quality and service Client ratings.

KEYS TO SUCCESS Sentinel's unwavering commitment to precision in the preservation of our clients' properties is manifested in our standard of ZERO DEFECTS, and depends upon the discipline of Six Sigma process improvement principles. Our internal, independent review of all work orders quickly identifies all deficiencies and provides immediate feedback and a recommendations to the work order processing teams. Those independent reviews take the form of 1) Field Reviews conducted by Sentinel field employees, 2) Quality Control Inspections conducted in the field by independent QC inspectors; and 3) internal Case File Reviews conducted by internal QC Specialists. This disciplined approach to continual process improvement and sustained, error-free execution is perfectly complemented by a client-centric team organization. Specific teams are organized around each client with a single point of contact, facilitating deep understanding of the unique needs of each client and fostering superior communication.

THE SENTINEL DIFFERENCE Sentinel's growth and success directly results from our strong vendor/contractor network, with local and experienced "primary," "secondary" and "bullpen" vendors in each zip code area. This "3-Deep" approach eliminates a layer of "re-contractors" commonly used by other large providers, which reduces risk and complexity while increasing speed-of-delivery. Our accelerated vendor payment plans typically result in vendors being paid two- or three-times faster than competitors. Rapid payment, combined with vendor training, communication programs, and regular vendor surveys, is our secret to maintaining great working relationships with the highest-quality, best-performing vendors in each local market. The result is better quality, faster turn-times, and lower costs for clients, while maintaining very high vendor satisfaction.

RECENT INDUSTRY AWARDS & ACCOLADES

MountainWest Capital Network named Sentinel Field Services, Inc. as one of Utah's Top 100 Fastest Growing Companies.

<http://mwcn.org/blogs/news/mwcn-2013-utah100>



SENTINEL
FIELD SERVICES