



The Full Process Service

FDCPA Letter → Current owner paying currently

The Fair Debt Collection Practices Act (FDCPA) imposes very strict guidelines on collecting outstanding debt. Ignoring or breaking these regulations can carry quite heavy fines, so ADAC works carefully, specifically, and quickly within the bounds of the FDCPA to return a unit to paying status.

Steps of the FDCPA Process:

Non-Judicial Process:

- 1) FDCPA Letter
- 2) Lien filing against real property
- 3) Notification of intent to foreclose
- 4) Foreclosure Advertisement
- 5) Foreclosure Sale
- 6) Redemption Period (most States)
- 7) Eviction
- 8) Association Rental of Property
- + Plus Payment Plan negotiations

Judicial Process:

- 1) FDCPA Letter
- 2) Lien filing against real property
- 3) Lawsuit filing
- 4) Lawsuit Judgment
- 5) Foreclosure Advertisement
- 6) Foreclosure Sale
- 7) Redemption Period (most States)
- 8) Eviction
- 9) Association Rental of Property
- + Plus Payment Plan negotiations

Events that may pause the Process:

- 1) Approved payment plan
- 2) Accepted Settlement
- 3) Bankruptcy (Resumes after discharge)
- 4) Bank foreclosure (may require some write-off)
- 5) Tax foreclosure (will require some write-off)
- 6) **Association choosing not to foreclose
- 7) *Association removing case from ADAC

* If Association chooses to remove a case that ADAC has been working on before ADAC has completed the process (returning the case to Association with current paying status), ADAC may enforce the Association's contractual obligation to pay ADAC's expenses incurred for that case.

Events that will stop the Process:

- 1) Payment in full
- 2) Settlement payment in full
- 3) Payment from foreclosing bank to bring dues current after possession (with write-offs)
- 4) Payment from new owner after purchase from a Tax Sale to bring Dues current (w/ write offs)
- 5) **ADAC returning the case

** If the Association chooses not to foreclose on a property, and ADAC is unable to collect for this reason, ADAC **may** return the case to the Association with an invoice for expenses incurred.