



# LYNN HIGGINS

REO AGENT, CHANTEL RAY REAL ESTATE

## CREDENTIALS

12 years experience in property disposition in the Hampton Roads and the surrounding area(s). I provide a best-in-class REO services and have years of experience with many key clients including, but not limited to:

- RMS
- Dakota Asset Services
- Fannie Mae
- Freddie Mac
- VHDA
- Green River Capital
- HUD
- Wells Fargo

I am fully versed and proficient with all aspects of Real Estate Owned property disposition and management. Our team's average production is over 100 transactions annually, with sales procured through a large base of investor and consumer clientele, generated by my heavily branded name on major network media outlets the Hampton Roads area. am also a State Certified Appraiser and help coach and support local agents with residential property valuations. I work for one of the top ranked REO brokers in Virginia.

## MY EXPERTISE

- Current Average REO Property Disposition Time -- 28 Days (List to Close)
- GUARANTEED 24 Hour or Less Occupancy Verification
- GUARANTEED 48 Hour or Less Broker Price Opinion

## HOW TO CONTACT ME

1833 Republic Rd, Suite 103, Virginia Beach, VA 23454  
(757) 232-1507 | [lynn@chantelray.com](mailto:lynn@chantelray.com)

## MARKETING & SPECIALITY REO SERVICES

- Heavy daily network web based and social media marketing
- Full time SEO/Web specialist on staff.
- A team of live agents in the office 8am – 9pm every day  
Occupancy: GUARANTEED 24 hour occupancy checks and weekly reporting.
- BPO (for both REO and 3rd Party Providers):  
GUARANTEED 48 hour or less turn around for both drive by and full interior Broker Price Opinions.
- All BPOs are performed by our experienced pricing specialists to provide you with fast and accurate pricing of REO properties.
- MMRs: Providing timely and accurate marketing and status reports including information on new comparable properties. CFK (Cash-for-keys): Aggressive, experienced negotiations
- Eviction: Coordination and personal oversight of evictions.  
Re-Key: Securing Ensuring that all properties are properly secured
- Initial services: Trash-Out, sales cleaning; lawn care, and resolve health & safety issues
- Repairs and Rehabs: Extensive reliable contractor database with quick turnaround
- Landscape Maintenance: Coordination & inspection of all lawn landscaping per client guidelines.
- Seasonal: Winterization, Debris Removal (as necessary)
- Expert Contract Negotiation: Professional negotiation of all purchase offers per client guidelines
- Closing Coordination: Scheduling and scrutinized oversight of all contracts to close
- Communication: State-of-the-art technology for best-in-class client service.

## MEMBERSHIPS & AFFILIATIONS

- State Certified Appraiser & FHA Approved
- BPO, REO & Short Sale Certification
- Member in Good Standing – REIN MLS
- Member of Res.Net, Pyramid Platform, Equator