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Software by NBS

D·FAST

D-FAST® DM MODULE

An Overview of the Delinquency Management Module

The D-FAST Delinquency Management (DM) Module is available as an optional module for D-FAST software users.

This Module allows users to effectively track delinquencies and perform proactive follow up steps in an efficient manner. This follow up is essential so that bond covenants are maintained, delinquency rates are managed, and the Agency acts in a fiduciary manner.

Specifically, the DM Module allows one to oversee and manage the tracking and collection of delinquencies within your districts.

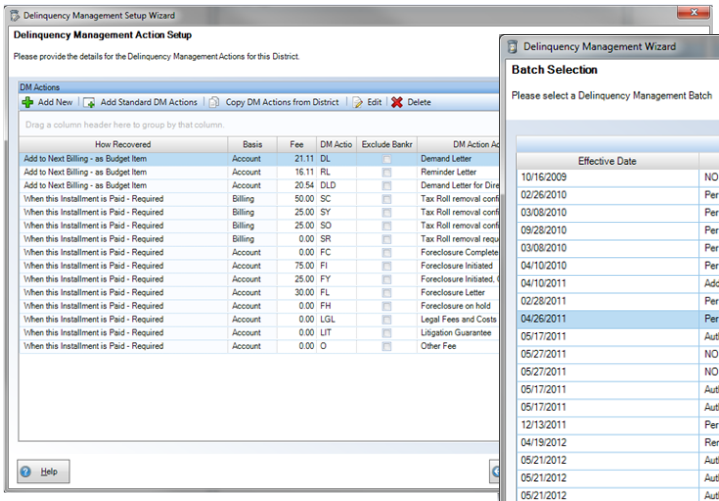
The DM module's powerful Setup interface helps you to:

- Identify all delinquency management activities for each type of District
- Specify the rules, fee, and fee recovery method for each DM activity
- Create customized reports, letters, and exports for each DM activity
- Recover the fee for each activity from each delinquent parcel

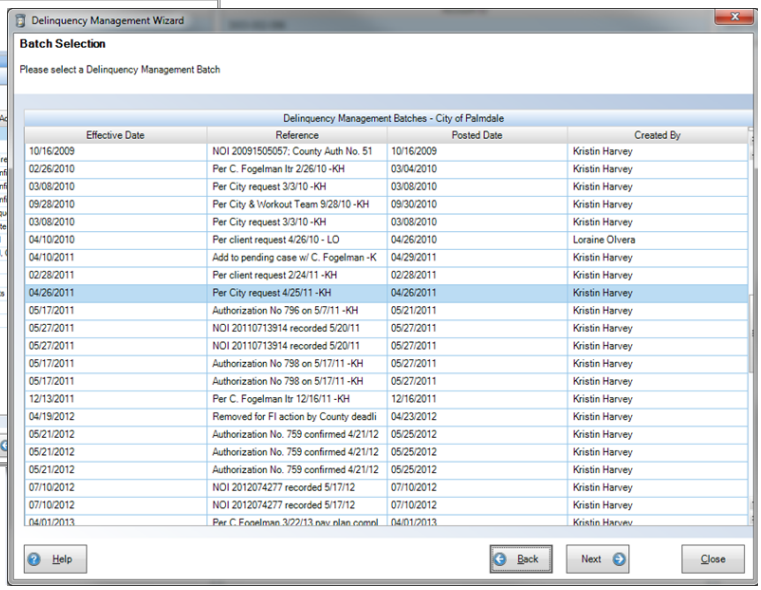
DM activity types are created and managed via the Delinquency Management Setup Wizard. Once your DM activity types have been defined, the Delinquency Management Wizard allows you to quickly and accurately select installments upon which to perform an action. One can also create a new DM batch from a prior batch and move those same installments forward in the DM process. For instance, it is possible to send an initial letter to all accounts with delinquent installments. After that, the initial letter batch can be the basis for a second letter, excluding those that paid as a response to the initial letter.

The DM Module also comes with a user-friendly printing interface that allows the user to select a range of districts and accounts for inclusion in a report, and then allows the generation of a report by account, by batch, or a summary. DM letters, notices and reports can be easily edited via the Report Designer that is included in D-FAST.

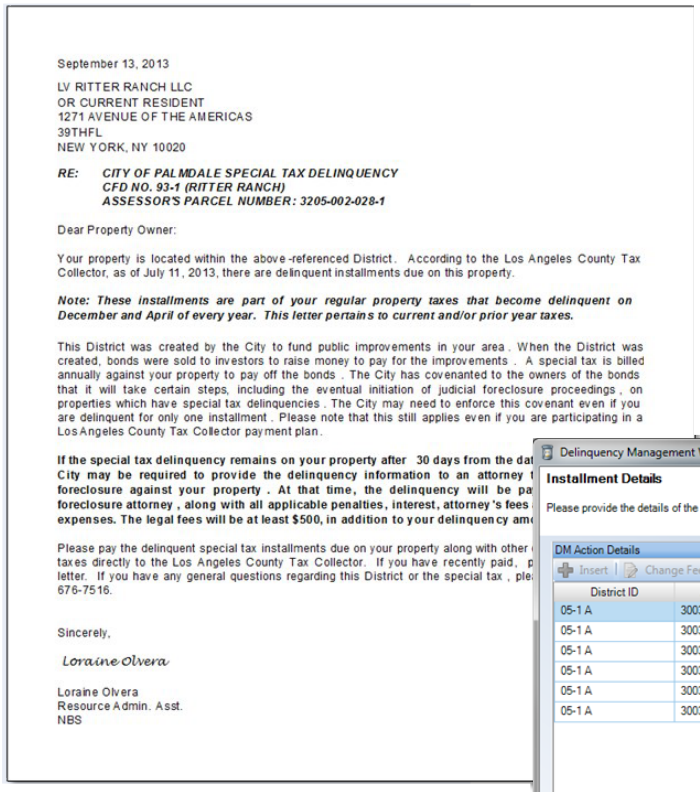
Using the DM Module will help control the entire delinquency management process, ensuring that delinquency rates are held in check and that all bondholder covenants are maintained.



Configure Delinquency Management Activities for each District



Create and View DM Activity Batches



September 13, 2013

LV RITTER RANCH LLC
OR CURRENT RESIDENT
1271 AVENUE OF THE AMERICAS
39THFL
NEW YORK, NY 10020

RE: CITY OF PALMDALE SPECIAL TAX DELINQUENCY
CFD NO. 93-1 (RITTER RANCH)
ASSESSOR'S PARCEL NUMBER: 3205-002-028-1

Dear Property Owner:

Your property is located within the above-referenced District. According to the Los Angeles County Tax Collector, as of July 11, 2013, there are delinquent installments due on this property.

Note: These installments are part of your regular property taxes that become delinquent on December and April of every year. This letter pertains to current and/or prior year taxes.

This District was created by the City to fund public improvements in your area. When the District was created, bonds were sold to investors to raise money to pay for the improvements. A special tax is billed annually against your property to pay off the bonds. The City has covenanted to the owners of the bonds that it will take certain steps, including the eventual initiation of judicial foreclosure proceedings, on properties which have special tax delinquencies. The City may need to enforce this covenant even if you are delinquent for only one installment. Please note that this still applies even if you are participating in a Los Angeles County Tax Collector payment plan.

If the special tax delinquency remains on your property after 30 days from the dat City may be required to provide the delinquency information to an attorney t foreclosure against your property. At that time, the delinquency will be pa foreclosure attorney, along with all applicable penalties, interest, attorney's fees expenses. The legal fees will be at least $500, in addition to your delinquency am

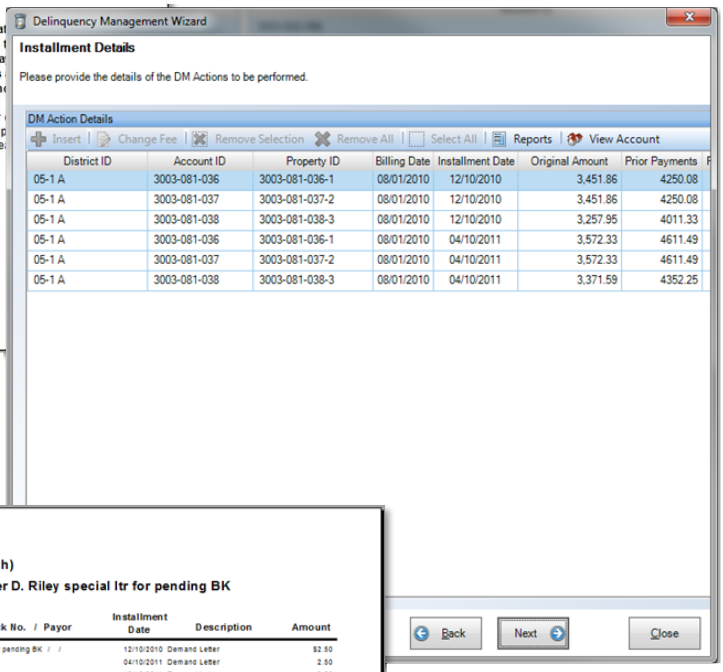
Please pay the delinquent special tax installments due on your property along with other taxes directly to the Los Angeles County Tax Collector. If you have recently paid, p letter. If you have any general questions regarding this District or the special tax, ple 676-7516.

Sincerely,

Loraine Olvera

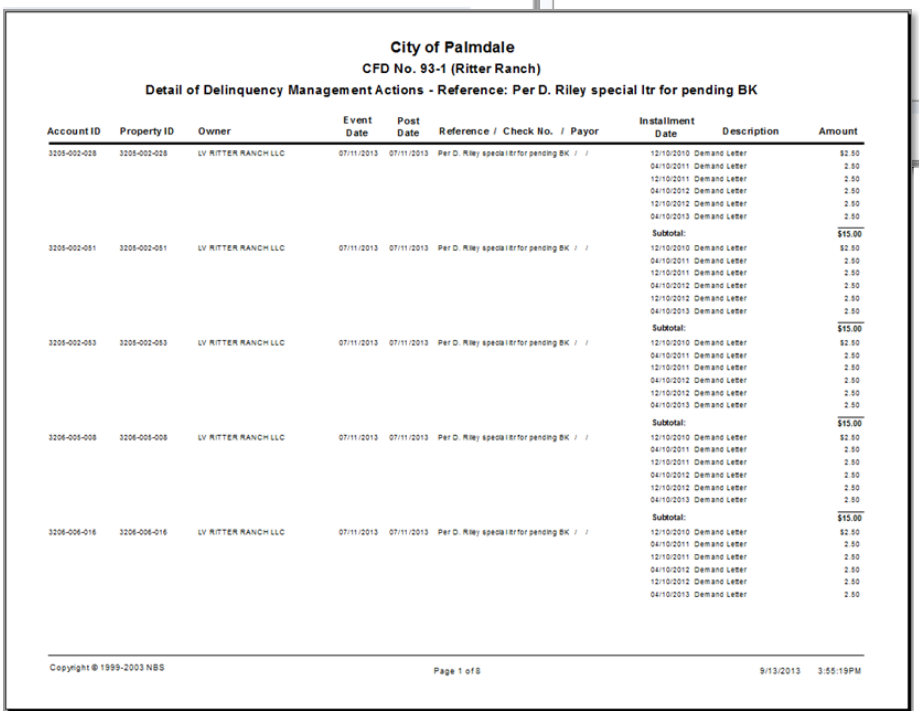
Loraine Olvera
Resource Admin. Asst.
NBS

Print Letters and Notices
Directly from D-FAST



District ID	Account ID	Property ID	Billing Date	Installment Date	Original Amount	Prior Payments
05-1 A	3003-081-036	3003-081-036-1	08/01/2010	12/10/2010	3,451.86	4250.08
05-1 A	3003-081-037	3003-081-037-2	08/01/2010	12/10/2010	3,451.86	4250.08
05-1 A	3003-081-038	3003-081-038-3	08/01/2010	12/10/2010	3,257.95	4011.33
05-1 A	3003-081-036	3003-081-036-1	08/01/2010	04/10/2011	3,572.33	4611.49
05-1 A	3003-081-037	3003-081-037-2	08/01/2010	04/10/2011	3,572.33	4611.49
05-1 A	3003-081-038	3003-081-038-3	08/01/2010	04/10/2011	3,371.59	4352.25

View the Accounts and
Fees for each Batch



City of Palmdale
CFD No. 93-1 (Ritter Ranch)
Detail of Delinquency Management Actions - Reference: Per D. Riley special ltr for pending BK

Account ID	Property ID	Owner	Event Date	Post Date	Reference / Check No. / Payor	Installment Date	Description	Amount
3205-002-028	3205-002-028	LV RITTER RANCH LLC	07/11/2013	07/11/2013	Per D. Riley special ltr for pending BK / /	12/10/2010	Demand Letter	$2.50
						04/10/2011	Demand Letter	2.50
						12/10/2011	Demand Letter	2.50
						04/10/2012	Demand Letter	2.50
						12/10/2012	Demand Letter	2.50
						04/10/2013	Demand Letter	2.50
						Subtotal:		$15.00
3205-002-051	3205-002-051	LV RITTER RANCH LLC	07/11/2013	07/11/2013	Per D. Riley special ltr for pending BK / /	12/10/2010	Demand Letter	$2.50
						04/10/2011	Demand Letter	2.50
						12/10/2011	Demand Letter	2.50
						04/10/2012	Demand Letter	2.50
						12/10/2012	Demand Letter	2.50
						04/10/2013	Demand Letter	2.50
						Subtotal:		$15.00
3205-002-053	3205-002-053	LV RITTER RANCH LLC	07/11/2013	07/11/2013	Per D. Riley special ltr for pending BK / /	12/10/2010	Demand Letter	$2.50
						04/10/2011	Demand Letter	2.50
						12/10/2011	Demand Letter	2.50
						04/10/2012	Demand Letter	2.50
						12/10/2012	Demand Letter	2.50
						04/10/2013	Demand Letter	2.50
						Subtotal:		$15.00
3206-005-008	3206-005-008	LV RITTER RANCH LLC	07/11/2013	07/11/2013	Per D. Riley special ltr for pending BK / /	12/10/2010	Demand Letter	$2.50
						04/10/2011	Demand Letter	2.50
						12/10/2011	Demand Letter	2.50
						04/10/2012	Demand Letter	2.50
						12/10/2012	Demand Letter	2.50
						04/10/2013	Demand Letter	2.50
						Subtotal:		$15.00
3206-006-016	3206-006-016	LV RITTER RANCH LLC	07/11/2013	07/11/2013	Per D. Riley special ltr for pending BK / /	12/10/2010	Demand Letter	$2.50
						04/10/2011	Demand Letter	2.50
						12/10/2011	Demand Letter	2.50
						04/10/2012	Demand Letter	2.50
						12/10/2012	Demand Letter	2.50
						04/10/2013	Demand Letter	2.50

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9/13/2013 3:55:19PM

Print Reports Summarizing the Batch