

# Searching Foreclosures

In RPR, distressed residential properties are divided into two broad categories in RPR: Pre-foreclosure and Foreclosure.

## Pre-Foreclosure and Foreclosure Status Defined

1. Pre-foreclosure properties have been issued a recorded *Notice of Default* or *Notice of Trustee Sale* (or an equivalent status; different states use different terminology).
2. Foreclosure properties have officially been reclaimed by the Lender or Creditor via a recorded Foreclosure Deed or Sheriff's Deed. These properties are identified in RPR Search Results, Property Details pages and Reports with a red "Distressed" label. A property's Distressed status is cleared when a subsequent sale is detected by RPR.

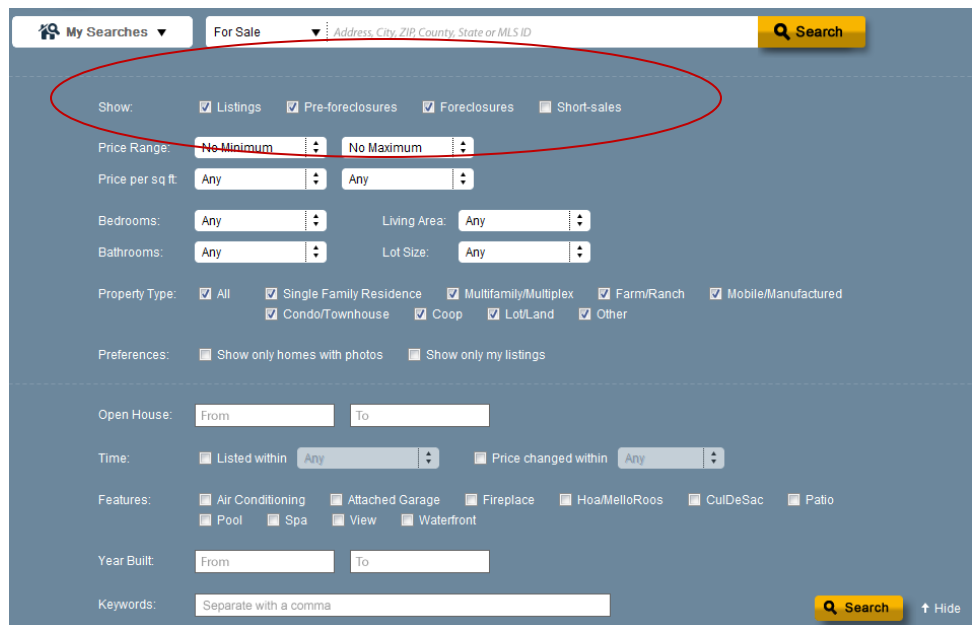
<b>DISTRESSED</b>	Pre-Foreclosure / Foreclosure
<b>FOR SALE</b>	Active Distressed Property

## How do I search Pre-foreclosures and Foreclosures?

Choose "For Sale" from the Search Bar, expand the additional search criteria by selecting Deeper Search. Now select Pre-Foreclosures and Foreclosures.

## Viewing Pre-foreclosures and Foreclosures from Search Results

From the Search results page, look towards the left-hand column for the faceted search criteria. Check the box for "Foreclosures" and "Pre-foreclosures." Then click the blue Apply button. Your search results will be narrowed to the appropriate properties.



The screenshot shows the RPR search interface with the following details:

- Search Bar:** Set to "For Sale" with a search button.
- Show:** A red circle highlights this section. It includes checkboxes for "Listings" (checked), "Pre-foreclosures" (checked), "Foreclosures" (checked), and "Short-sales" (unchecked).
- Price Range:** "No Minimum" and "No Maximum".
- Price per sq ft:** "Any" and "Any".
- Bedrooms:** "Any" and **Living Area:** "Any".
- Bathrooms:** "Any" and **Lot Size:** "Any".
- Property Type:** Checkboxes for "All", "Single Family Residence", "Multifamily/Multiplex", "Farm/Ranch", "Mobile/Manufactured", "Condo/Townhouse", "Coop", "Lot/Land", and "Other".
- Preferences:** "Show only homes with photos" and "Show only my listings".
- Open House:** "From" and "To" date pickers.
- Time:** "Listed within" and "Price changed within" dropdowns.
- Features:** Checkboxes for "Air Conditioning", "Attached Garage", "Fireplace", "Hoa/MelloRoos", "CulDeSac", "Patio", "Pool", "Spa", "View", and "Waterfront".
- Year Built:** "From" and "To" date pickers.
- Keywords:** A text input field with "Separate with a comma" and a search button.