



## Real Estate investments in the USA

- ✓ *Immediate Returns*
- ✓ *Total Control*
- ✓ *Complete Management*

[www.opisas.com](http://www.opisas.com)

## Transparency and efficiency

### Rental yield protection

#### Eviction procedure

The average time frame to reach an executive eviction is typically 30-60 days from the beginning of the process, unless different temporary provisions are made by state or federal authorities. The time frame may vary between individual counties or states. The procedure is usually followed by the property manager in collaboration with a lawyer.

#### Notification

The eviction procedure, for example, in the state of Florida, begins with a written notice. This notice is necessary to terminate the lease agreement. In Florida, there is a three-day notice period for non-payment of rent and a seven-day notice period for lease violations.

#### Trial

After the expiration of the lease termination notice, legal action can be taken for eviction in the local court within the jurisdiction. The resulting court summons will be communicated to the tenant by a sheriff or court official. In the event that the tenant does not respond to the summons regarding the court action, a default judgment will be issued against the tenant.

#### Judgment

Once an eviction judgment is obtained, the sheriff can be tasked with notifying the tenant. If the tenant does not vacate the property within 24 hours of receiving the notice, the sheriff will proceed with the forced eviction of the premises.







## Transparency and efficiency

### **Exit strategy optimization**

#### **MLS, Broker, Listing Agent and Buyer Agent**

MLS - Multiple Listing Service is a constantly updated set of databases, which are clear and accessible to real estate brokers in the USA who use them to list properties available for sale. The online service aims to share information in order to create collaboration and synergy among agents, increase sales volume, and streamline the process. MLS functions as a large bulletin board, on which a "listing agent," exclusively authorized by the selling party, enters the property on the local list (listing). The actual sale of the property is carried out by the "buyer agent," who can use the system to view and access any property on the market.

MLS also allows for complete transparency in accessing all information related to the property for sale. With MLS, the selling party can expose their property to thousands of potential buyers who would otherwise be unreachable..

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