

# How to Search for Foreclosed and REO Properties

There are four different ways to search for foreclosure and REO properties FlexMLS. The following steps outline the process. Keep in mind entering a property as a foreclosure or REO is not a required entry.

1. Start at Full Search. Select your property type and status. Click **Next**. Select your county(ies) and any other desired search criteria.

The screenshot shows the 'Full Search' interface. At the top, it says 'Please choose one or more MLSs.' Below this are two dropdown menus: 'Metro MLS' and 'WIREX - except Metro MLS'. The next section says 'Please choose one or more property types.' and 'Please choose one or more statuses.' There are two dropdown menus for property types: 'Single-Family', 'Two-Family', 'Vacant Land', 'Multi-Family', 'Condominium', 'Comm/Industrial', and 'Residential Rental'. There are two dropdown menus for statuses: 'Active', 'Delayed', 'Pending', 'Sold', 'Expired', and 'Withdrawn'. At the bottom right, there is a 'Next >>' button.

2. Click on the Taxes tab first to search the Owner field for bank owned properties. Use a wildcard search using the following pattern: \*bank\*,\*bank owned\*. Click the **View Results** link or **View Results** button to view listings on the Search Results screen.

The screenshot shows the 'Full Search' interface for 'Single-Family' properties. The 'Taxes' tab is selected. The search criteria are as follows:

Main	Exterior	Dates	Interior	Taxes	Address/School	Other	Rooms	Office/Member	Map	Summary
<input type="checkbox"/> Tax Key Number				<input type="checkbox"/> Taxes	0 to 99999999			<input type="checkbox"/> Est. Year Built	0 to 9999	
<input type="checkbox"/> Est. Total Sq. Ft.	0 to 9999999			<input type="checkbox"/> Est. Fin AboveGr SqFt	0 to 9999999			<input type="checkbox"/> Est. Fin BelowGr SqFt	0 to 9999999	
<input type="checkbox"/> Lot Description				<input type="checkbox"/> HOA Dues/Yr.				<input type="checkbox"/> Zoning		
<input checked="" type="checkbox"/> Owner				<input type="checkbox"/> Flood Plain	No Partial Unknown			<input type="checkbox"/> Conforming Use	No Unknown Yes	

Results: 21 [View Results](#)

+ Tax Includes  
+ Estimated Age  
+ Documents on File  
+ Est. Square Footage

[View Results](#)

- On the Search Results screen, select your desired listings so they are retained on the **Selected** link; next, click the Edit Search tab to modify your search for the next foreclosure / REO search.

Search Results *work on behalf of a contact* Save E-Mail Print CMA Export

1 Edit Search List Detail Photos Map Compare Messages

Results: 21 Selected: 21 Sort View [Single Family \*]

Price	Status	MLS #	Postal Municipality	List Price	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Total Sq. Ft.	Property Type
\$10,340	Active	3441 N 12th St Milwaukee, WI 53206-2837 1376229	Milwaukee	10,340	3	2	0	N	1,274	Single-Family
\$31,020	Active	4902 N 19th St Milwaukee, WI 53209-5759 1375948	Milwaukee	31,020	3	1	2	D	850	Single-Family

- In Edit Search > Full Search, go to the Taxes tab and deselect the Owner check box. Next, click the Other tab to search by Remarks. In the Public Remarks field, enter \*closure\*,\*closed\*,\*REO\*. Include any other search patterns delimited by a comma no space. Note the **View Results** link for a total; if there is results, click this link to see listings. On the Search Results screen, select your desired listings so they are retained on the **Selected** link, and then click the Edit Search tab to modify your search for the next foreclosure / REO search.

**NOTE:** Search Public and Private Remarks separately.

Search Results *work on behalf of a contact* Save E-Mail Print CMA Export

1 Edit Search List Detail Photos Map Compare Messages

View Results: 399 Quick Search Map Search Full Search

Main	Exterior	Dates	Interior	Taxes	Address/School	Other	Rooms	Office/Member	Summary																
<input type="checkbox"/> Budget Heat	0 to 9999999	<input type="checkbox"/> Budget Elec	0 to 9999999	<input type="checkbox"/> Broker Owned	N Y <a href="#">See All</a>	<input type="checkbox"/> Named Prospects	N Y <a href="#">See All</a>	<input type="checkbox"/> Excl. Agency Contract	N Y <a href="#">See All</a>	<input type="checkbox"/> Var. Comm.	N Y <a href="#">See All</a>	<input type="checkbox"/> Limited/Unserviced	No Yes <a href="#">See All</a>	<input checked="" type="checkbox"/> Public Remarks	*closure*,*closed*,*REO*	<input type="checkbox"/> Private Remarks		<input type="checkbox"/> Inclusions		<input type="checkbox"/> Exclusions		<input type="checkbox"/> Showing Info.		<input type="checkbox"/> Property PIN	

+ Financing Available  
+ Occupancy

1. In Edit Search, return to the Other tab. Deselect the check box for Public Remarks, and then cut the key words from the Public Remarks field and paste to the Private Remarks field. Make sure to check the Private Remarks check box. Note the **View Results** link for a total; if there is results, click this link to see listings. On the Search Results screen, select your desired listings so they are retained on the **Selected** link, and then click the Edit Search tab to modify your search for the next foreclosure / REO search.

Search Results *work on behalf of a contact* Save E-Mail Print CMA Export

1 Edit Search List Detail Photos Map Compare Messages

View Results: 257 Quick Search Map Search Full Search

Main Exterior Dates Interior Taxes Address/School **Other** Rooms Office/Member Summary

Budget Heat 0 to 9999999  Budget Elec 0 to 9999999  Broker Owned N Y See All  
 Named Prospects N Y See All  Excl. Agency Contract N Y See All  Var. Comm. N Y See All  
 Limited/Unserviced No Yes See All  Public Remarks  Private Remarks  Private Remarks \*closure\*, \*closed\*, \*REO\*  
 Inclusions  Exclusions  Showing Info.  
 Property PIN

+ Financing Available  
+ Occupancy

2. In Edit Search, return to the Other tab. Deselect check box for Private Remarks. Click the Financing Available link to expand. This will present you with the search option for in foreclosure/REO. Select the check box and Note the **View Results** link for a total; if there is results, click this link to see listings. On the Search Results screen, select your desired listings so they are retained on the **Selected** link. From this point, you can choose to print, e-mail, perform a CMA, or save listings to a cart.

**NOTE:** Duplicate listings are automatically removed when added to the **Selected** link.

View Results: 350

Quick Search Map Search Full Search

Main Exterior Dates Interior Taxes Address/School **Other** Rooms Office/Member Summary

<input type="checkbox"/> Budget Heat	<input type="text" value="0"/> to <input type="text" value="9999999"/>	<input type="checkbox"/> Budget Elec	<input type="text" value="0"/> to <input type="text" value="9999999"/>	<input type="checkbox"/> Broker Owned	<input type="text" value="N"/> Y <a href="#">See All</a>
<input type="checkbox"/> Named Prospects	<input type="text" value="N"/> Y <a href="#">See All</a>	<input type="checkbox"/> Excl. Agency Contract	<input type="text" value="N"/> Y <a href="#">See All</a>	<input type="checkbox"/> Var. Comm.	<input type="text" value="N"/> Y <a href="#">See All</a>
<input type="checkbox"/> Limited/Unserviced	<input type="text" value="No"/> Yes <a href="#">See All</a>	<input type="checkbox"/> Public Remarks	<input type="text"/>	<input type="checkbox"/> Private Remarks	<input type="text" value="*closure*, *closed*, *REO*"/>
<input type="checkbox"/> Inclusions	<input type="text"/>	<input type="checkbox"/> Exclusions	<input type="text"/>	<input type="checkbox"/> Showing Info.	<input type="text"/>
<input type="checkbox"/> Property PIN	<input type="text"/>				

- Financing Available

<input type="checkbox"/> Assumable-FVA	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input type="checkbox"/> Assumable-SVA	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input type="checkbox"/> Assumable-FHA	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not
<input type="checkbox"/> Land Contract	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input type="checkbox"/> Owner May Assist	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input type="checkbox"/> Rent/Option to Buy	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not
<input type="checkbox"/> Exchange	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input type="checkbox"/> Other	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not	<input checked="" type="checkbox"/> In foreclosure/REO	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not
<input type="checkbox"/> Short Sale	<input type="radio"/> And <input checked="" type="radio"/> Or <input type="radio"/> Not				

+ Occupancy