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Integrated Mortgage Launches TIC Manager Web Site

SAN FRANCISCO--(BUSINESS WIRE)--Dec. 6, 2004--

Automatic Matching Technology Enables Safe Haven Where Buyers, Property Owners, and Their Real Estate Agents Can Meet Anonymously

Integrated Mortgage Corporation, the direct lender that helps borrowers who want mortgage solutions that work for their budgets and their lives, today announced that it has launched TIC Manager, www.sf4tic.com, the place on the Web where buyers, sellers, and real estate agents can find each other automatically to take advantage of tenants-in-common (TICs) opportunities in San Francisco's highly competitive real estate market.

TIC Manager technology offers anonymous matching of potential TIC partners with similar interests, and it locates property automatically based on price, location, and other matching criteria. Once the match is made, TIC Manager notifies the buyers' and sellers' real estate agents who can begin negotiating the deal on behalf of their respective clients.

"TICs are complicated legal and financial arrangements not to be entered into lightly, which is why TIC Manager is designed for buyers and sellers who already have real estate agents representing them," said Bill Del Monico, founder of Integrated Mortgage. "We believe that is the key, and it is one of the things that differentiates TIC Manager from other TIC Web sites. Our process is completely anonymous ensuring that there are no surprise calls and that information won't be shared -- until users give their permission.

"We've completed many TICs throughout the years," said Del Monico. "We've become the experts, and we know that the most important part of a successful TIC is protecting the buyer. We launched TIC Manager because San Francisco needed a safer, less expensive way for buyers to conduct TIC business."

The TIC Manager Web site also provides easy step-by-step instructions to guide users through the process. It contains valuable information about TICs and links to help users make educated decisions, and it offers recommended best practices for buying and listing agents for TIC transactions.

About TIC Manager:

TIC Manager helps you control the TIC process. TIC Manager represents the most practical way for like-minded buyers to find one another anonymously and to find out what properties are available in San Francisco. For sellers, TIC Manager is the free listing service that supports complicated, multi-party TIC co-ownership arrangements. For more information about TIC manager, call 415.255.2222 or visit www.sf4tic.com.

About Integrated Mortgage:

Locally owned and operated, Integrated Mortgage has the tools, products, and resources in-house to structure individualized transactions, and it has the expertise to customize loan programs for practically anyone. Integrated offers a special Mortgage Manager service for those considering refinancing their mortgages, and now provides all of its exceptional mortgage services online -- 24 hours a day. For more

information about Integrated, please call 415.255.2222, or visit us online at www.imc4loans.com.

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