



LINTON GLOBAL SOLUTIONS · VENDOR NETWORK

Steady work orders. One trusted partner.

Become a Linton Global Solutions property-preservation and REO vendor. Clear scopes, reliable routing, and a growing Florida distressed-asset pipeline — from a broker who has worked these assets for 39 years.

Onboarding, coverage priorities, insurance minimums & what to expect

Linton Global Solutions · Florida Broker BK703722 · mike@lintonglobal.com

+1.618

Good crews don't have a work problem. They have a *flow* problem.

Feast or famine

Great months and dead months. Building a crew is impossible when the pipeline is unpredictable.

Scattered one-off jobs

Chasing individual assignments from a dozen sources burns time you'd rather spend in the field.

Unclear scopes & slow pay

Vague work orders, scope creep, and clients who take 60–90 days to pay wreck your cash flow.

No real relationship

You're a line item to most asset managers — not a trusted partner they route to first.

You want a partner who sends **clear scopes, consistent volume, and a phone number that answers.**

Full-service REO & property preservation.

Work across residential, small multifamily, and mixed-use assets in our target Florida markets. Typical scopes include:

Secure & board

Lock changes, re-keys, boarding, and property securing.

Trashout & debris

Debris removal, personal-property removal, haul-off.

Inspections

Initial, recurring, and occupancy inspections with photos.

Lawn & landscape

Recurring maintenance, overgrowth, and lot cleanup.

Cleaning

Maid service, sanitation, and make-ready cleans.

Repairs & rehab

General contracting, punch lists, and value-add repairs.

Preservation

Winterization, water/utility management, damage mitigation.

Code & violations

Remediation of municipal code and HOA violations.

Scopes reflect the Linton Global Solutions vendor onboarding sheet; specific work orders are issued per asset and market need.

Florida markets, prioritized by distressed-asset flow.

We're building crews where our current and expected REO pipeline is heaviest across the state.

Central Florida

Orlando, the I-4 corridor,
Lake & Osceola counties.

Tampa Bay

Tampa, St. Petersburg,
Clearwater, Sarasota.

Space & Treasure Coast

Volusia, Brevard, and the
eastern I-95 corridor.

South Florida

Miami-Dade, Broward, and
Palm Beach metros.

Northeast Florida

Jacksonville and the First
Coast.

Southwest Florida

Fort Myers, Naples, and Cape
Coral.

North Central

Gainesville, Ocala, and
surrounding counties.

Panhandle

Tallahassee, Pensacola, and
the Emerald Coast.

Actively recruiting statewide; priority follows live distressed-asset flow. Tell us your service area and we'll match you to demand.

A pipeline partner, not another portal.

Consistent flow

Recurring work from a real, growing Florida REO pipeline — not one-off scraps.

Clear scopes

Defined work orders with expectations set up front — less scope creep, fewer disputes.

A partner who answers

Direct line to a 39-year broker who has worked these assets — not a ticket queue.

Grow with us

As Linton Global Solutions scales disposition statewide, preferred vendors scale with it.

Tech-enabled dispatch

REOMind.ai routing and structured work orders keep assignments organized and documented.

Professional standard

Work alongside a broker whose name is on the line with lenders and servicers.

Three documents to get started.

01

Current-Year W-9

Signed IRS Form W-9 for the calendar year — company entity name and TIN exactly as they'll appear on 1099s.

02

Certificate of Insurance

A COI naming **Linton Global Solutions** as certificate holder / additional insured, meeting the minimums on the next page.

03

Three Client References

National or regional lenders, servicers, or asset managers preferred — name, title, phone, and email for each.

Send everything to mike@lintonglobal.com — we review and follow up quickly.

Coverage we require before your first work order.

General Liability

\$1M per occurrence
\$2M aggregate

Workers' Compensation

Statutory limits
\$500K employer's liability

Commercial Auto Liability

\$1M combined
single limit

Umbrella / Excess (recommended)

\$1M or greater

These minimums protect you, the asset, and Linton Global Solutions — and they're what our lender and servicer clients expect from every vendor on an assignment.

- ◆ Name Linton Global Solutions on the COI
- ◆ Keep coverage current — lapses pause assignments
- ◆ We'll request renewals as part of ongoing compliance

Insurance minimums per the Linton Global Solutions vendor onboarding sheet; requirements may vary by scope, asset, or client and are subject to change. Workers' compensation limits apply per the applicable state.

From documents to work orders.

1

Submit documents

W-9, COI, and three references to mike@lintonglobal.com.

2

Review

We verify coverage, references, and service area.

3

Follow-up call

A quick call to align on scopes and expectations.

4

Approved to work orders

You're added to the vendor network and eligible for assignments.

5

Ongoing compliance

Keep insurance current; we handle renewals and QA.

Fast to start

Complete files move quickly — the sooner your documents are in, the sooner you're eligible.

Clear expectations

Scope, timeline, and photo-documentation standards are set on every assignment.

Standing relationship

Approved vendors stay in the network and get first look at fitting work.

The standard that keeps you first in line.

Photo documentation

Before / during / after photos on every work order — the record our clients require.

On-time completion

Hit the scope timeline, or communicate early. Reliability earns more volume.

Scope discipline

Do the defined scope; flag change orders before extra work, not after.

Professional conduct

Licensed, insured, and respectful on-site — you represent the LGS name.

Vendors who hold the standard become **preferred vendors** — first call, more assignments, steady flow.

If you service Florida property, we want to talk.

Property preservation

Full-service preservation companies.

General contractors

Rehab, repairs, and make-ready.

Lawn & landscape

Recurring maintenance crews.

Cleanout & hauling

Trashout and debris removal.

Cleaning services

Make-ready and sanitation.

Inspectors

Occupancy and condition reports.

Specialty trades

Roof, HVAC, plumbing, electrical.

BPO / valuation

Broker price opinion providers.

+

GETTING STARTED

Send three documents. Get on the routing list.

Complete files move fast. Send your W-9, COI, and three references, and we'll set up a quick call to align on scopes and your service area.

Step 1

Gather your docs

W-9 · COI naming LGS · 3 references.

Step 2

Email them in

Send to mike@lintonglobal.com.

Step 3

Get approved

Align on scopes and start receiving work orders.

SUBMIT YOUR ONBOARDING PACKAGE

mike@lintonglobal.com · (312) 612-1031



JOIN THE VENDOR NETWORK

Work with a broker who's worked these assets for 39 years.

Michael R. Linton

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SEND TO ONBOARD

- ◆ Current-year signed W-9
- ◆ COI naming Linton Global Solutions
- ◆ Three client references

Confidential. Prepared for prospective service vendors. Onboarding and approval do not guarantee any minimum volume of work orders; assignments are issued at Linton Global Solutions' discretion subject to coverage need, market, and ongoing compliance. Insurance minimums and scopes reflect the current vendor onboarding sheet and may change. Linton Global Solutions is a Florida real estate broker, license BK703722. © 2026 Linton Global Solutions.