



Hotel Receivership Services

Overview

HVS Hotel Management has expertise in the oversight and management of hotels in transitional and distressed circumstances. We provide efficient and cost-effective hotel Receivership services for lenders.

Appointment

Our senior staff are well-acquainted with receivership court proceedings, enabling us to go through the legal process efficiently, including insuring that the Order to Appoint a Receiver is adequate in its scope and provides the necessary tools and authority for a smooth transition and minimizes the lender's financial obligations and risk.

Takeover

Immediately after the Order to Appoint a Receiver is signed, our team is at the hotel to assess its physical condition, the market, operations, and personnel. We make sure that the assets of the property, both physical and monetary, are accounted for and protected. A plan is then developed to implement the necessary changes to protect the assets and optimize your investment.

Monitoring

We visit the property on a scheduled and unannounced basis to inspect and consult with hotel personnel as to operations, marketing, and cap ex projects. Our quality control processes include secret shopping to monitor the customer experience in detail.

Financial oversight and accounting are done by experienced staff. Supplemental reports required by lenders are prepared and submitted as necessary.

Combined Receiver-Operator Option

If HVS is also going to operate the hotel, our flexible structure enables us to take over operations smoothly and on very short notice. Background checks are performed on all employees and they are placed on the payroll of our affiliate to reduce the lender's risk in the employer-employee relationship.

If we are both Receiver and Operator, the cost is generally no more than our regular hotel management fees. If extra court appearances are required, borrowers challenge the Receiver entity on some matter, or the parties are exceptionally adversarial, that incremental Receiver time is billed at reasonable hourly rates.

Disposition

HVS Hotel Management develops and executes the necessary business plans that will increase the efficiency, appearance, and value of a hotel. This will help the selected hotel broker show the hotel in the best possible light to prospective buyers. We will help you dispose of the hotel asset according to your timeline and can undertake the transaction directly out of the Receivership or upon foreclosure.



*Strategies And Services
To Maximize The Return
On Your Hospitality
Investment*

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