



WEB-FAIR INC.

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Property Preservation/Property Maintenance

CAPABILITIES STATEMENT

COMPANY OVERVIEW

Web-Fair Inc. is a full-service property preservation and management company founded in 2000 and headquartered in Indianapolis, Indiana. For over two decades, we have provided dependable asset protection and rehabilitation services to banks, mortgage servicers, and government entities. We specialize in preserving and rehabbing foreclosed homes to improve marketability, minimize vacancy time, and ensure code compliance. Backed by deep field experience and a streamlined subcontractor model, we offer reliable, efficient, and compliant services throughout the Midwest.

CORE COMPETENCIES

- Property preservation and rehabilitation for foreclosed properties
- Inspections, maintenance, and repair services
- Debris removal, securing, and code compliance
- Full-service property management support
- Subcontractor oversight, training, and quality assurance

PAST PERFORMANCE

- **Freddie Mac (20 years):** National contract for property preservation; assisted in piloting a streamlined servicing program now in wide use
- **Single Source**
- **HMBI (HUD)**
- **First Preston, Brokers, and Banks**

DIFFERENTIATORS

- **20-year Contract with Freddie Mac:** Proven longevity and reliability in national servicing contracts
- **Streamlined Operations:** Higher quality results and better subcontractor performance through increased compensation and reduced overhead
- **Hands-On Oversight:** Internal inspections and twice-annual subcontractor training meetings ensure consistent quality
- **Field-Driven Insight:** Leadership with firsthand experience in property services, ensuring practical, efficient solutions

TARGET CLIENTS

Government agencies, municipalities, banks, mortgage servicers, and asset management firms seeking reliable partners for:

- Property preservation
- Rehabilitation
- Maintenance and compliance
- Vacant property inspections
- Full-service asset protection

MISSION STATEMENT

Web-Fair Inc. is committed to protecting real estate assets through dependable property services, strong local partnerships, and a results-driven approach. Our mission is to help revitalize communities, safeguard investments, and build long-term client relationships through integrity, efficiency, and excellence.

NAICS & PSC CODES

- 562119** – Other Waste Collection
- 561730** – Landscaping Services (for exterior maintenance/preservation)
- 561210** - Facilities Support Services
- 238910** - Site Preparation Contractors
- 236220** - Commercial and Institutional Building Construction
- 561790** - Other Services to Buildings and Dwellings
- 531390** - Other Activities Related to Real Estate
- Y1QA** - Construction of Restoration of Real Property (Public or Private)
- Z1QA** - Maintenance of Restoration of Real Property (Public or Private)
- R499** - Support- Professional: Other
- S218** - Housekeeping- Snow Removal/Salt
- S201** - Housekeeping- Custodial Janitorial
- S208** - Housekeeping- Landscaping/Groundskeeping

CERTIFICATIONS & QUALIFICATIONS

- Indiana Contractor License
- Certified Mortgage Field Services Inspector
- Woman-Owned Business Certification (In Progress)

CONTACT

- Dan Weber, Owner
- dan@webfairinc.com
- 317-739-7189
- Indianapolis, IN