



Short Sale Disclosure

A “short sale” is the sale of a property of which the existing mortgage holder(s)/ lender(s) agrees to accept less money than what is owed to them upon the sale of the property. This type of sale requires approval from the existing mortgage holder(s)/ lender(s).

The following is a partial list of potential situations that may affect a short sale:

1. After the existing mortgage holder(s)/lender(s) receives a short sale package, it will go through a process which may take up to 90 days, depending on the lender.
2. The seller(s) will receive no cash.
3. The seller(s) may be unable to maintain the property and utilities.
4. All terms are subject to mortgage holder(s)/lender(s) approval and adjustments.
5. Any debt relief may be taxable. It is recommended that a seller consult an attorney or tax advisor regarding a short sale.
6. Buyer is aware that upon existing mortgage holder(s)/lender(s) approval, closing timeframes may be shortened dramatically. It is prudent that the buyer be ready and able to perform all inspections immediately and be ready to close escrow within the existing mortgage holder(s)/lender(s) approval timeframe.
7. Seller is aware that application for loan modifications to existing lender(s) may cause withdrawal of short sale approval.

Property Address: _____

Seller's Signature

Date

Seller's Signature

Date

Seller's Agent Signature

Date

Buyer's Signature

Date

Buyer's Signature

Date

Buyer's Agent Signature

Date