CERTIFIED DISTRESSED PROPERTY EXPERT©

SHORT SALE DISCLOSURE

BROKERAGE _____ ***LISTING AGENT*** _____

Property Address: _____

Seller: _____ Buyer: _____

This disclosure will serve as a independent agreement and relates to contact executed by the buyer and seller named above. It is expressly understood by all parties that the seller owes more than the amount of the contract and is unable to bring cash to closing, therefore the sale will require the approval of the lender.

Please note that the property will continue to be on the market until the lender accepts an offer, and the seller will be listed on MLS as undergoing a short sale.

Following are some potential issues that can affect a short sale:

1. After the lender receives the short sale packet, the lender may require at least 30-45 business days to approve the short sale. After approval, the sale must close within lender approved time frame, typically 30 calendar days.
2. The seller will receive no cash from this transaction. Any funds usually due to the seller will be paid to the lender.
3. The seller has no additional cash and will be unable to pay for any closing costs, such as the buyer's appraisal or home warranty. Should the buyer desire a home warranty they are free to purchase one at closing.
4. The seller may be unable to pay for maintaining the property. The property will remain in the current condition through closing; the seller will not be able to make any repairs to the property.
5. The seller's broker will split the commission 50 / 50 with the buyer's broker on any commission paid by the lender that is under what has been advertised in the MLS. Please note that since the lender is taking less than what is owed to them in a short sale, the lender in some cases may negotiate a lower commission percentage.
6. The seller's forgiven or cancelled debt may be taxable income. The seller should discuss this matter with a tax professional. This has no bearing whatsoever on the buyer.
7. In some cases the lender may pursue a deficiency judgment against the seller for any funds not collected at closing. This has no bearing whatsoever on the buyer.

By signing this disclosure, you acknowledge that you have read and understand these situations. Any changes to the commission rate will be provided by the lender at the time of the lender's final approval of this short sale.

_____	_____	_____	_____
Seller's Signature	***Date***	***Buyer's Signature***	***Date***
_____	_____	_____	_____
Seller's Signature	***Date***	***Buyer's Signature***	***Date***
_____	_____	_____	_____
Listing Broker's Signature	***Date***	***Selling Broker's Signature***	***Date***
_____		_____	
Listing Brokerage/Company		***Selling Brokerage/Company***	
_____	_____	_____	_____
Listing Agent	***Date***	***Selling Agent***	***Date***

Form P

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