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ATTORNEYS AT LAW

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**SHORT SALE LOSS MITIGATION GROUP**  
**BUILDING BLOCKS FOR A SUCCESSFUL**  
**SHORT SALE NEGOTIATION**

- Listing Agreement and any Addenda or updates to that Agreement
- Purchase and Sale Agreement and any extensions or Addenda thereto
- Pre-Qualification letter from lender on behalf of purchaser
- Authorization for Release of Information form for each lender involved including loan number
- Copy of last billing statement, payoff statement, late letter, Notice of Trustee's Sale or Notice of Default from every lender
- Copy of the Title Commitment, if one has already been ordered. If it is not ordered, we will handle.
- Financial Statement form provided by our office or Freddie Mac form
- Hardship letter or form detailing the reasons why debtor is in default with some particularity
- Last two (2) years federal income tax returns, signed, including all schedules.
- Last two (2) months bank statements and/or savings statements for borrower and co-borrower
- Last two (2) months pay-stubs from current employer or unemployment compensation documentation, if not employed
- Our signed contract to perform negotiation services for the transaction
- Broker opinion of value including comparables and a focus on work orders and condition of the property
- Listing History

**For Further Information call**  
**(253) 284-3838**