

Let US navigate thru the red tape for you; we are very familiar with it.

Let US help you get more time to market your sphere for potential new listings/buyers or even personal or family time.

Let US help you increase your closings by increasing your time.

Let US make the calls! We already have many contacts within the financial industry.

Let US help you succeed in a down market.

Do not suffer the brain damage a short sale can cause.

SUNRISE LOCATION

4577 Nob Hill Road
Suite 202
Sunrise FL
33351
Phone: 954-636-2338
Fax: 954-748-2355

WESTON LOCATION

2800 Glades Circle
Suite 103
Weston FL
33327
Phone: 954-636-3539
Fax: 954-389-5440

www.dreamterrarealtyinc.com

info@dreamterrarealtyinc.com

SHORT SALE PACKAGE CHECKLIST

The Realtor obtains the listing, gathers the required documents, submits everything to Finance Consulting Center LLC and we take over from there assembling the short sale package, submitting it to the Lender(s) and negotiating the loan payoff(s).

Once the Homeowner fully understands and wants to proceed with the Short Sale, the first step is to have the following forms filled out and signed.

AGENT

- Completed Order Form
- Signed Agent Agreement
- Copy of Listing Agreement
- Complete Short Sale Package from Seller
- Copy of MLS/PDC

SHORT SALE PACKAGE:

- Borrower's Authorization to Release Information
- Copies of latest mortgage statement(s) and HOA Coupon
- Property Information
- Personal Financial Worksheet
- 2 years Tax Returns from seller

Order Form

Realtor Name: _____

Address: _____

Work Phone: _____ Cell Phone: _____

Other Phone: _____ Fax: _____

E-mail: _____

We will keep you in the loop every step of the way!

Email notification – We will email you updates on your files to keep you on track with us all the way up to when a decision has been made. Keep in mind most lenders will not process a short sale in the listing stage but that is when we recommend that you send the file to us to begin working on it so when a contract does come in our file is complete!

**Please email info@dreamterrarealtyinc.com
or Fax to 954-389-5440**

DISCLOSURE AND CONSENT FOR SHORT SALE PROGRAM

BORROWER/SELLER: _____

SSN# _____

BORROWER/SELLER: _____

SSN# _____

To apply for a short sale program with my mortgage lender(s) the following items are needed:

1. Seller's Application
2. Tax Returns for the last 2 years and/or W-2's for all borrowers on the existing mortgages.
3. Last 2 most recent pay stubs for all borrowers on the existing mortgages.
4. Last 2 months bank statements for checking and savings accounts.
5. Financial Statement showing all monthly income and all monthly debts.
6. Hardship Letter explaining why you are unable to continue making your mortgage payments.

The mortgage company may ask for additional documents to be completed once the negotiations commence. Your assistance in obtaining requested additional documents is vital to our success in obtaining approval of the short sale on your home.

I understand that there are no guarantees, stated or otherwise, Dream Terra Realty Inc, that my listing will avoid foreclosure or that the short sale will be approved by the mortgage lender (s).

I hereby accept the above proposal and prices, conditions are satisfactory.

Signature

Date

Seller Application

Name: _____

Address: _____

Work Phone: _____ Cell Phone: _____

Other Phone: _____ Fax: _____

E-mail: _____

Property Information

Property Address: _____

Primary Residence: _____ Second Home: _____ Rental: _____

Homestead? _____

HOA Name: _____

Account # _____

of missed payments _____ Balance Owed : _____

Other Liens : _____

FINANCIAL WORKSHEET

INCOME

	Self	Spouse
Monthly Gross		
Alimony/child Support		
Rent/Other		
Net Take Home Pay		

MONTHLY EXPENSES

	Self	Spouse
Primary Mortgage		
Other Mortgage		
Home Insurance		
HOA		
Water		
Electricity		
Telephone		
Groceries		
Cable		
School Tuition		
Alimony/Child Support		
Gas		
Child Care		
Auto Loan		
Auto Insurance		
Car Maintenance		
Credit Cars		
Installment Loan		
Other Mortgages		
Medical Insurance		
Taxes		
Other		
Total Expenses		

Hardship: _____

