

Documentation Needed For a Short Sale

Realtor:

- Letter of Authorization (signed by seller)
- Letter of facts about the property
- Market analysis
- Photo's (not the glamour shots)
- Copy of all showings with dates and feedback
- Copy of Listing Contract
- Copy of Purchase Contract (if applicable)
- Review letter of hardship
- Send to Loss Mitigation Department

Seller:

- Two years tax returns with W'2s
- Three months bank statements
- Current monthly budget
- All mortgages with account numbers
- Any pending bankruptcy
- Hardship letter (make them cry)
- Last 30 days pay stubs (if applicable)

Remember the more complete the package the better the cooperation from the bank.