

# SHORT SALE FEASIBILITY FORM

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Date: \_\_\_\_\_

THIS FORM MUST BE FULLY COMPLETED PRIOR SUBMITTING

## LISTING AGENT INFO

Agent Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Cell Phone: ( ) \_\_\_\_\_ Office Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Broker Name: \_\_\_\_\_ Office location: \_\_\_\_\_

## BORROWER INFO

Borrower: \_\_\_\_\_ Co-borrower Name: \_\_\_\_\_  
Cell Phone: ( ) \_\_\_\_\_ Home Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Best time to contact: \_\_\_\_\_ E-mail: \_\_\_\_\_

Borrower Profession: \_\_\_\_\_ Co-borrower Profession: \_\_\_\_\_

Net Household Monthly Income: \$ \_\_\_\_\_ Rental income: \$ \_\_\_\_\_ Other income: \$ \_\_\_\_\_

Total Monthly Household Expenses: \$ \_\_\_\_\_ (Include mortgage payments, property taxes, insurance, HOA dues, car expenses, gas, childcare, schooling, credit card payments, medical expenses, groceries, secondary property expenses - mortgage, taxes, etc. )

What are your total savings (cash, stocks, bonds, money market): \$ \_\_\_\_\_ 401K: \$ \_\_\_\_\_ IRA: \$ \_\_\_\_\_

Do you own more than one property?  NO  YES If yes, how many? \_\_\_\_\_ Total equity: \$ \_\_\_\_\_

### What is your hardship?

Loss of job  Income reduction  Increased mortgage payments

\*Keep in mind, you must be able to prove your hardship

Separation/Divorce  Medical condition (Surgery/Disability)

Military Deployment  Necessity to relocate  Other: \_\_\_\_\_

Have you filed for bankruptcy?  NO  YES Do you plan on filing for bankruptcy?  NO  YES

## SHORT SALE PROPERTY INFO

Property Address: \_\_\_\_\_

Status:  Primary Residence  Secondary Home  Investment (1-4) Property is currently:  Vacant  Occupied

Type:  Single Family  Condo  Mobile Home  Land Lease House Info: # Bed: \_\_\_\_\_ # Baths: \_\_\_\_\_ Sq/Ft: \_\_\_\_\_

General condition of property:  New  Good  Fair  Outdated  Fixer - Estimated Repairs: \$ \_\_\_\_\_

Date Purchased: \_\_\_/\_\_\_/\_\_\_ Purchase Price: \$ \_\_\_\_\_ Current Value: \$ \_\_\_\_\_ Current Equity: \$ \_\_\_\_\_

Yearly Property Tax: \$ \_\_\_\_\_ Monthly HOA's: \$ \_\_\_\_\_ Mortgage Insurance (PMI):  NO  YES

Property listed for sale  NO  YES If yes, when listed: \_\_\_/\_\_\_/\_\_\_ Listing Price \$ \_\_\_\_\_

Offers on property?  NO  YES Price range of offers \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Offers submitted to lender?  NO  YES If yes, how many? \_\_\_\_\_ Date of lender submission \_\_\_/\_\_\_/\_\_\_

Are you currently requesting a "Loan Modification"  NO  YES Are you in the process of a "Short Sale"  NO  YES

If yes to Loan Modification or Short Sale, who is assisting you: \_\_\_\_\_

Are you currently under contract:  NO  YES What was the outcome? \_\_\_\_\_

## MORTGAGE & LIEN INFO

| Lender Name | Loan Type<br>(FHA/VA/ARM/Fixed/Heloc) | Balance  | Monthly Pymt. | Int. Rate | Original Loan or Refi | # Month Late |
|-------------|---------------------------------------|----------|---------------|-----------|-----------------------|--------------|
| 1. _____    | _____                                 | \$ _____ | \$ _____      | _____ %   | _____                 | _____        |
| 2. _____    | _____                                 | \$ _____ | \$ _____      | _____ %   | _____                 | _____        |
| 3. _____    | _____                                 | \$ _____ | \$ _____      | _____ %   | _____                 | _____        |

Notice of Default: Date filed \_\_\_/\_\_\_/\_\_\_  Notice of Trustee Sale: Date filed \_\_\_/\_\_\_/\_\_\_ Sale Date \_\_\_/\_\_\_/\_\_\_

HOA fees delinquent-\$ \_\_\_\_\_ HOA lien?  NO  YES  Property taxes delinquent-\$ \_\_\_\_\_

IRS liens-\$ \_\_\_\_\_  3<sup>rd</sup> party liens-\$ \_\_\_\_\_  Other liens (Child Support etc.)-\$ \_\_\_\_\_