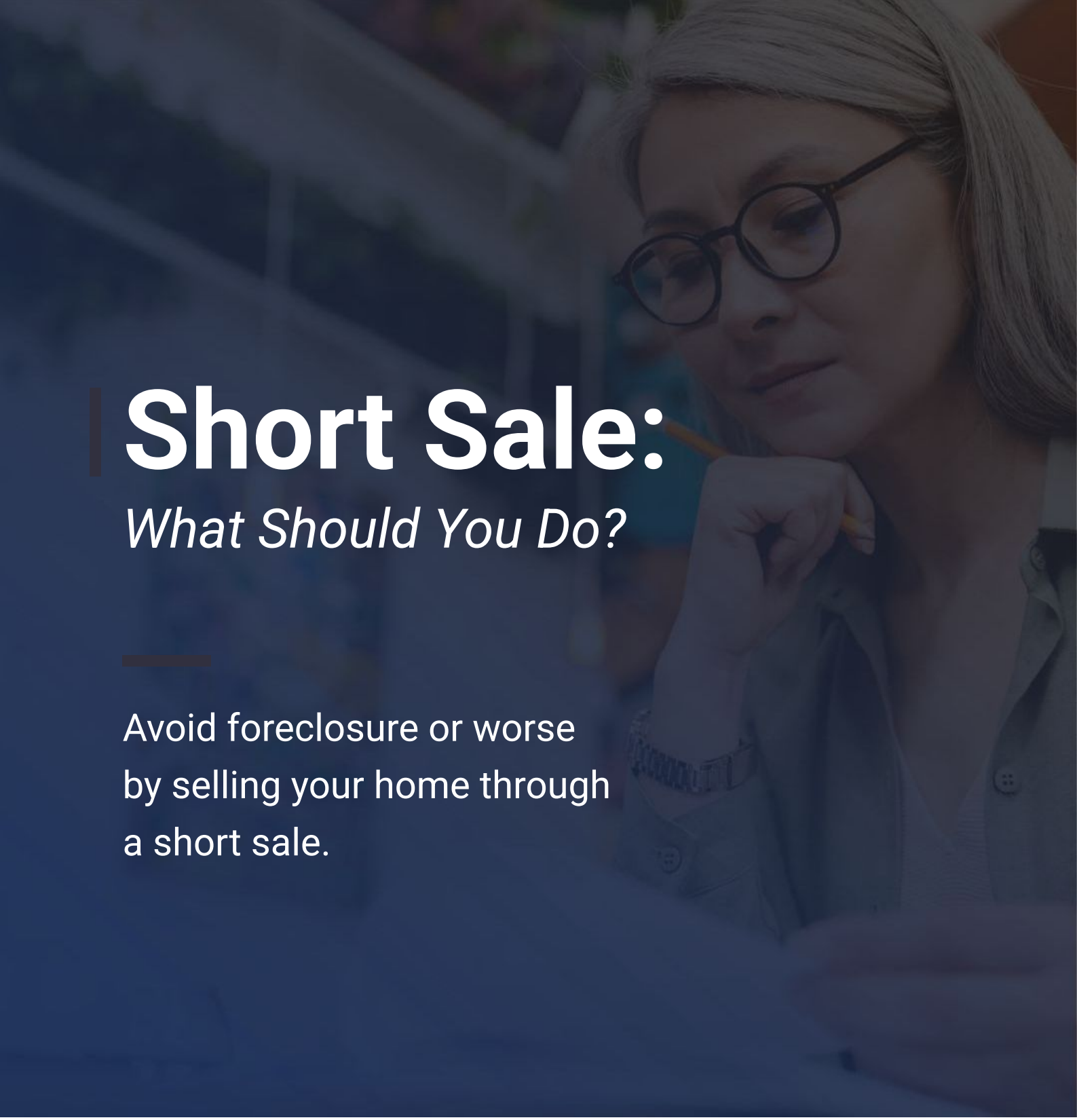


Short Sale:

What Should You Do?

Avoid foreclosure or worse by selling your home through a short sale.

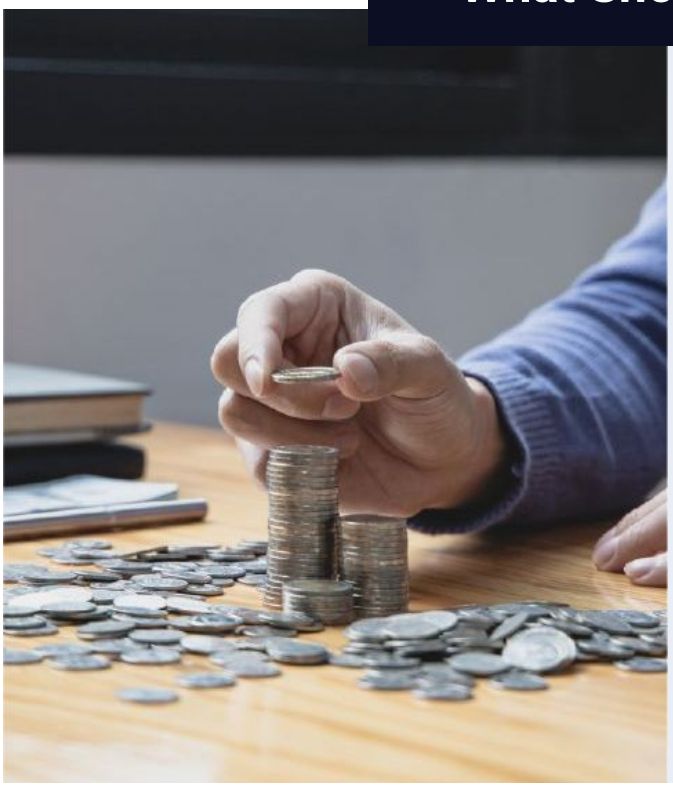
Read Reviews from Local Home Buyers & Sellers: **SandyMargolin.AmazingClientReviews.com**



Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office: 702-683-3362
License: S.72707, NV

If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.

What Should You Do?



Options for financially stressed homeowners: When a home-owner sells their home for less than the amount still owed on their mortgage.

If your lender agrees to do a short sale, they'll sell your home for less than the remaining balance and then recoup the difference from you.

READ ON TO LEARN ABOUT:

IS A SHORT SALE A FORECLOSURE? 02

PROS AND CONS OF SHORT SALES 03

HOW A SHORT SALE WORKS 04

OPTIONS FOR SELLING THROUGH A SHORT SALE 05



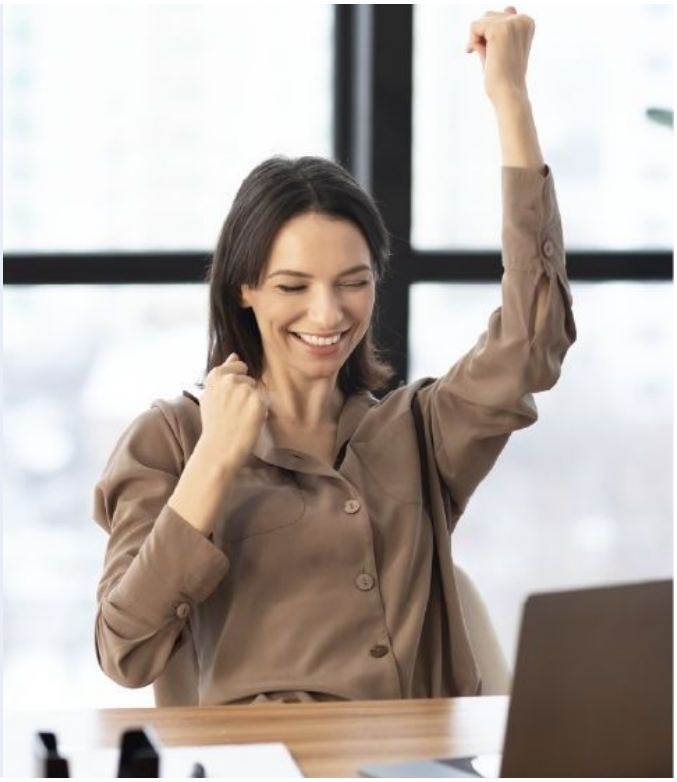
Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office Phone: 702-683-3362
License: S.72707, NV

IS A SHORT SALE A FORECLOSURE?



Short sales and foreclosures are similar in mortgage debt circumstances but they are two different processes.

A short sale is sometimes called a “pre-foreclosure”. Instead of being forced to foreclose and evict the home, a homeowner can request a short sale, which prevents foreclosure.



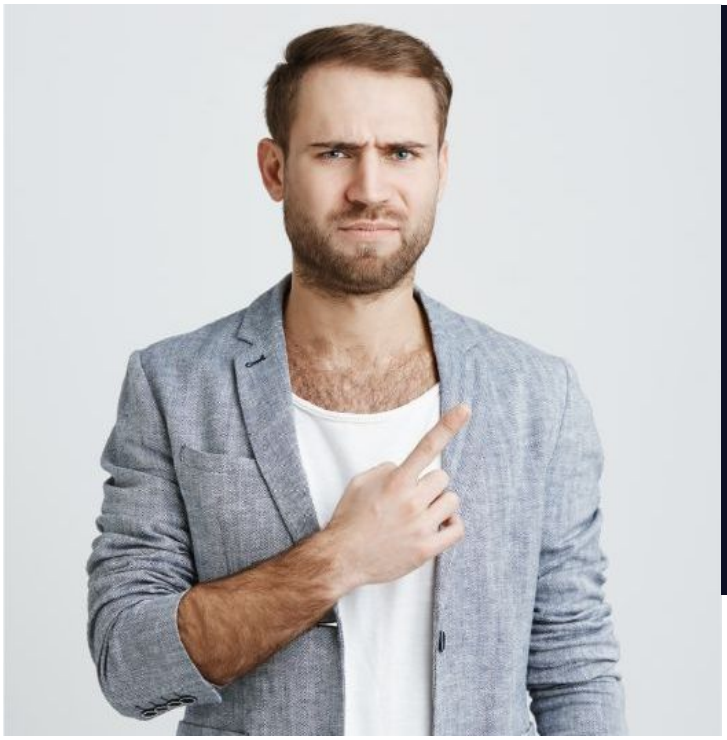
Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office Phone: 702-683-3362
License: S.72707, NV

PROS AND CONS OF SHORT SALES

Benefits of a Short Sale:

- Avoid foreclosure
- Less impact on your credit score
- After the sale, your loan will be settled
- No sudden evictions (you have a say in the timeframe)
- Discreet process
- You can buy a new home in the future





Disadvantages of a short sale:

- Potential tax consequences
- Can take a long time
- Requires lots of paperwork and responsibility
- No guarantee your lender will approve your short sale request

Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office Phone: 702-683-3362
License: S.72707, NV

HOW A SHORT SALE WORKS

When you're too behind on mortgage payments, a short sale might be your best option. Here are the steps you need to go through.



1 **Send a short sale request to your lender.** Your lender isn't obligated to agree to a short sale, so you should request it only as a last resort when you can't make any more payments. Contact your lender's loss mitigation department and ask questions.

2 **Get ready to sell.** If your lender agrees to the process, create a short sale proposal. Make sure you get a real estate agent and any professionals needed for the process, like tax experts or lawyers.

3 **List your short sale.** Set the price. Remember: it won't be as high as its market value.

4 **Find a buyer.** A lot of paperwork is required to give buyers the information they need to purchase a short sale. This includes proof of hardship, bank statements, medical bills, etc.

5 **Submit your proposal.** Once your buyer gives an offer, you need to submit your proposal and the buyer's offer to your lender. It helps to have a real estate agent help you through the process.



Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office Phone: 702-683-3362
License: S.72707, NV

OPTIONS FOR SELLING THROUGH A SHORT SALE



You can't complete a short sale alone. Consider your options:

- Contact your current mortgage servicer and tell them you are interested in a short sale and want to know if you are eligible.
- Explain your financial hardship, some homeowners face illness-related medical bills or lose their source of income.
- Contact a real estate agent that specializes in short sales. They can work with your lender, buyer, and bank.
- Know whether or not you live in a non-recourse state, which is a state that cannot collect deficiencies after a short sale.



Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office Phone: 702-683-3362
License: S.72707, NV

Although a short sale isn't ideal, it's a great way to save you from foreclosure. Homeownership is expensive, and many situations cause inescapable debt. Let a real estate agent help you through your short sale process so you can save money and get back on your feet, with the option to buy a home again in the future.



Get Your FREE Home Value Update at : **SandyM.FreeValues4Home.com**



Sandy Margolin
Realtor
Real Broker LLC
sandymargolin.com/
Realtrchik@gmail.com
Phone: 702-683-3362
Office: 702-683-3362
License: S.72707, NV

If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.