



Buyer/Buyer's Agent
Short Sale Guideline and Disclosure Agreement

- This property is a “short sale” and will be sold in “as is” condition. Seller will make no repairs.
- The offer is subject to bank approval which could take 4-8 weeks.
- The commission is negotiable and subject to lenders approval. In the event a commission reduction is necessary to close the transaction, the respective agent (s) agree to take an equal cut in their commissions.
- The property will remain active on the MLS while the lender is approving the short sale.
- The submitted offer is your highest and best as all offers will be submitted until the bank approves the short sale. A higher offer may be accepted.
- The property closing date will be on or before 20 days from the date of acceptance of the offer by the bank.
- In the event the lender denies the short sale package or accepts another offer, this offer shall be null and void.
- Seller will pay for deed doc., owner's title, recording the deed, seller commissions, and appropriate pro-rations. The seller will not pay for the following expenses:
 - a. Septic, termite or other related inspections
 - b. State, county, or municipality mandated inspections
 - c. Appraisals and survey costs
 - d. Tax service fees

By signing below, all parties understand acknowledge the guidelines outlines in this document for submitting an offer for a short sale.

Buyer Date

Buyer's Agent Date