

Jessica Woldenga
 Reliable Realty
 28544 Old Town Front St #205
Phone: 951-663-4039
Fax: 800-770-5729
Email: Woldenga@me.com

Checklist of Docs Needed	
<input type="checkbox"/>	Listing Agreement
<input type="checkbox"/>	Authorization to Speak (signed by seller)
<input type="checkbox"/>	Property Profile
<input type="checkbox"/>	Copy of MLS

Short Sale Negotiation Packet

Property Address: _____

Sellers Information

	<u>Borrower</u>	<u>Co-Borrower</u>
Name:	_____	_____
Phone:	_____	_____
Email:	_____	_____
Last four of SS #	_____	_____

Agent Information

Company Name: _____
 Selling Agent: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

HOA: (if applicable) YES NO If yes, are payments current? _____

HOA Name _____

HOA Number _____ HOA current or delinquent _____

If delinquent: How many months behind? _____

1st Loan with: _____ **Loan #** _____

2nd Loan with: _____ **Loan #** _____

Has a NOD or Trustee sale been filed? _____ If yes, please provide the following information

Trustee # _____

Trustee Contact Name & Number _____

Thank you!



Reliable Realty/ Jessica Woldenga ("Broker")

is a licensed California real estate broker that provides real estate services on its own or through others working for Broker, including Broker's salespersons, broker-associates, employees, and assistants (collectively, "Associates"). Broker represents me as the Seller, Buyer in the sale/purchase of the following property,

or (if checked), not yet determined. I authorize Broker and its Associates to receive and convey information from and to the following persons or entities in connection with the sale/purchase of property described above.

- Current Insurance Provider: _____ Policy #: _____
- Prospective Insurance Provider: _____
- Current Lender: _____ Loan #: _____
- Prospective Lender: _____
- Appraiser: _____
- Inspector(s): _____
- Government Entity(ies): _____
- Utility Provider: _____
- Homeowners' Association: _____
- Other: _____

Buyer Seller _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Buyer Seller _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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Reviewed by _____ Date _____



AUTHORIZATION TO RECEIVE AND CONVEY INFORMATION (ARC PAGE 1 OF 1)

Agent: Jessica Woldenga Phone: 951.240.9428 Fax: 800.770.5729 Prepared using zipForm® software
Broker: Reliable Realty Inc. 28544 Old Town Front St #206 Temecula, CA 92590



MORTGAGE ASSISTANCE RELIEF SERVICES
SHORT SALE NEGOTIATION NOTICE
(C.A.R Form MARSSN, 3/11)

This Notice concerns the short sale of real property situated in the City of _____
County of _____, State of California, described as _____
(Property) and the services to be rendered
to _____ (Seller)
by _____ (Broker).

This Notice is required by the Mortgage Assistance Relief Services Rule when taking a short sale listing or at the time the listing agent becomes aware that the sale will require a lender(s) consent to a short sale, whichever occurs first, if the listing agent will be communicating with the short sale lender(s) regarding their consent to a short sale.

IMPORTANT NOTICE:

- 1. You may stop doing business with us at any time.
2. You may accept or reject the offer of mortgage assistance we obtain from your lender (or servicer).
3. If you reject the offer, you do not have to pay us.
4. If you accept the offer, you will have to pay us _____ (insert amount or method for calculating the amount) for our services.
5. _____ (name of company/broker) is not associated with the government, and our service is not approved by the government or your lender.
6. Even if you accept this offer and use our service, your lender may not agree to change your loan.
7. If you stop paying your mortgage, you could lose your home and damage your credit rating.

NOTE: Even though you decide to discontinue using our services, you may still have obligations to a buyer if you have entered into a purchase agreement.

Seller acknowledges that Seller has read, understands and has received a copy of this Mortgage Assistance Relief Services Short Sale Negotiation Notice.

Seller _____ Date _____
Seller _____ Date _____
Broker _____ DRE Lic. # _____
By _____ DRE Lic. # _____ Date _____
(Salesperson or Broker-Associate)

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MARSSN 3/11 (PAGE 1 OF 1)

MORTGAGE ASSISTANCE RELIEF SERVICES SHORT SALE NEGOTIATING NOTICE (MARSSN PAGE 1 OF 1)

Agent: Jessica Woldenga Phone: 951.240.9428 Fax: 800.770.5729 Prepared using zipForm® software
Broker: Reliable Realty Inc. 28544 Old Town Front St #206 Temecula, CA 92590



**MORTGAGE ASSISTANCE RELIEF SERVICES
OFFER OF MORTGAGE RELIEF NOTICE**
(C.A.R Form MARSMRN, 3/11)

This Notice concerns the short sale of real property situated in the City of _____,
County of _____, State of California, described as _____
_____ (Property) and the lender(s) short
sale approval letter, where _____ is (Seller)
and _____ is (Broker).

This Notice is required by the Mortgage Assistance Relief Services Rule when the listing agent presents the lender(s) short sale approval letter.

IMPORTANT NOTICE: Before buying this service, consider the following information:

1. This is an offer of mortgage assistance we obtained from your lender (or servicer).
2. You may accept or reject the offer.
3. If you reject the offer, you do not have to pay us.
4. If you accept the offer, you will have to pay us _____ (insert same amount as in MARSSN), for our services.
5. If you stop paying your mortgage, you could lose your home and damage your credit rating.

Seller acknowledges that Seller has read, understands and has received a copy of this Mortgage Assistance Relief Services Offer of Mortgage Relief Notice.

Seller _____ Date _____
Seller _____ Date _____
Broker _____ DRE Lic. # _____
By _____ DRE Lic. # _____ Date _____
(Salesperson or Broker-Associate)

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MARSMRN 3/11 (PAGE 1 OF 1)

MORTGAGE ASSISTANCE RELIEF SERVICES OFFER OF MORTGAGE RELIEF NOTICE (MARSMRN PAGE 1 OF 1)

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TAKE THE STRESS OUT OF YOUR SHORT SALE LISTINGS

Have us handle all the negotiating for you!!

Your Short Sales approved in 90 days or less!

(from the time we receive a completed short sale package)



- Weekly updates to agents, buyers and sellers
- The collection of short sale documents from the seller handled by my office. So you can spend more time with your clients.
- Anything to do with short sale negotiations up to the point of approval are handled directly through my office.
 - The cost: 1% of Sales Price

100% success rate on closing all short sales and short sales negotiations.

For More Information please contact our office:



Jessica Woldenga

*Reliable Realty
DRE # 01858878*

(951) 240-9428
(951) 663-4039
e-fax (800)770-5729
woldenga@me.com

Short Sale Certifications:
CDPE, HAFA, SFR