

## SELLER'S Short Sale Document List

- \_\_\_\_\_ Copy of most recent mortgage statement(s)
  
- \_\_\_\_\_ Copies of: \_\_\_\_\_ Letters from lenders  
                                  \_\_\_\_\_ Default Notices  
                                  \_\_\_\_\_ Contact info for lender help  
                                  \_\_\_\_\_ Loss Mitigation Rep
  
- \_\_\_\_\_ Two (2) years tax returns with copy of extension if appropriate
  
- \_\_\_\_\_ Two (2) most recent pay stubs or letter/supporting documents explaining the absence of pay stubs
  
- \_\_\_\_\_ Two (2) most recent bank statements for all bank accounts and brokerage accounts EXCEPT information on retirement accounts
  
- \_\_\_\_\_ Hardship Letter AND any documents evidencing the hardship – (Late notices, Doctor's bills, etc.)

## Borrower Hardship Letter Example

I am unable to keep current with my mortgage due to divorce. I am receiving no financial support from my husband and I have been a homemaker for the past 12 years. I am employed but because of my lack of skills I am unable to earn much more than minimum wage.

I have two children at home ages 7 and 9. With the cost of daycare and my other obligations there is just no way to make the mortgage payment. I have used up any available credit just to keep food on the table.

I cannot keep up my home and must sell it. The real estate market is such that I owe more than my home is worth. My only other option would be to file bankruptcy.

I am an honest, hardworking person and it is devastating for me to find myself in this awful position.

I would deeply appreciate any help you can offer.

Sincerely,

## Borrower Hardship Letter Example

My wife has recently suffered a devastating illness. She is unable to continue working and it may be years before she is well enough to work. She has been the primary wage earner in our family for the past 10 years.

My income cannot come close to covering our monthly expenses. We find ourselves deeper in debt every month with no relief in the foreseeable future. I have sold our second car and anything else that we do not absolutely need. Our home is large and the minimum monthly expenses for upkeep, electricity, gas, etc. are very high.

Our only hope at this time is to sell our home. Unfortunately, if we sell our home in the present slow real estate market we will be upside down about \$30,000.00. Our only other alternative is bankruptcy.

We would appreciate any help you are able to provide.