# SELLERS DISCLOSURE

SSS has promised to use its best efforts to obtain a waiver of deficiency but cannot guarantee such a waiver. The seller will not be obligated to close without such a waiver.

SSS will not charge the Seller or Seller's broker any fees and will negotiate and accept any fees negotiated and approved by the lender. Such fees are not capped at the $3,000.00 maximum buyer's contribution to the attached addendum. Such fees may include, but are not limited to settlement fees, management fees, doc prep fees, archiving fees, and document review fees.

SSS advises you to discuss any tax implications of a waiver of deficiency (if any) with your tax advisor.

Date: _____ Seller _____

Date: _____ Seller _____

# Addendum to Sales Contract

This addendum to the Contract dated _____ between

_____ (Seller)

and _____ (Buyer),

concerning the Property described as:

_____.

Confirm the following:

1. Buyer and Seller acknowledge that "Short Sale Solutions" is the short sale negotiator and a party to this contract.
2. "Short Sale Solutions" charges a loss mitigation/Attorney fee of $3,000.00. This fee is charged to the Seller's Short Sale Lender. In the event that the Seller's Lender does not pay the fee in part or in full, Buyer hereby agrees to pay the unpaid balance of $3,000.00 at closing.

Date: _____ Seller: _____

Date: _____ Seller: _____

Date: _____ Buyer: _____

Date: _____ Buyer: _____