

Processing Dept. for Jeanette Escudero, Esq. & Martyn Verster, Esq.
9425 Sunset Drive. Suite 124, Miami, Florida 33173
Phone 305-271-0100 Fax 305-271-8166 shortsale@theclosingcompany.net

Friday, October 12, 2007

Dear Homeowner:

Congratulations! You have taken the 1st step in working toward a solution to a stressful issue for you and your family. In order to process your planned short sale transaction, please ensure you have provided us the following documents:

DOCUMENT CHECKLIST

REQUIRED DOCUMENTS

- _____ Retainer Agreement s
- _____ Client Info sheet
- _____ Authorization to Release Information
- _____ Hardship Letter - written by owner
- _____ Bank Statements (last 3 months)
- _____ Correspondence from your lender (if applicable)
- _____ Legal or court paper (if applicable)

ADDITIONAL DOCUMENTS

- _____ Purchase contract (if available)
- _____ Listing agreement (if available)
- _____ Pay stubs (if available)
- _____ Tax Returns - last 2 years (if available)
- _____ Federal tax liens (if applicable)

It is very important that we receive these documents in order to successfully process your transaction. **Please fax all documents to 305-271-8166 Attn: Johanna Merino**

If you are mailing, please mail to: The Closing Company
9425 Sunset Dr, Suite 124
Miami, Florida 33173

Sincerely,

Processing Department
Johanna Merino 305-271-0100 x 209
Johanna@theclosingcompany.net

Short Sale
& Loss Mitigation
Consultants of Florida

9425 Sunset Drive, Suite 124, Miami, Florida 33173
Office 305-271-0100 Fax 305-271-8166 shortsales@theclosingcompany.net

RETAINER AGREEMENT

_____, herein also “Client”, hereby retain Short Sale & Loss Mitigation Consultants of Florida, a Florida Corporation (herein after “SSLM”) to assist me in the following:

Attempt to mitigate/negotiate a reduced pay-off (“short sale”) with the lender for the following property that is in foreclosure or that is about to be in foreclosure.

Address of property: _____

Legal description of property: on file

REPRESENTATION: The Law Office of Jeanette Escudero or Martyn Verster, P.A. will attempt to negotiate on behalf of SSLM; and no attorney-client relationship is created between Client and said law offices.

PAYMENT

In consideration for the services of SSLM attempting to negotiate a reduced pay-off, Client agrees to pay the following consideration:

- i. No fee will be due from Client if SSLM does not negotiate a reduction in the pay-off sufficient to enter into a contract for sale of the property.
- ii. Client will repay all out-of-pocket expenses, which generally include a title search, certified copies of public records, overnight mailing services such as Federal Express, and other incidental expenses. A reasonable estimate of the expenses is between \$150 and \$250. Payment of these out-of-pocket expenses must be made by Client regardless whether SSLM is successful in obtaining a reduced pay-off.
- iii. If SSLM is successful in negotiating a reduced pay-off resulting in the signing of a contract for sale of the property, Client agrees to use the Law Office of Jeanette Escudero to prepare the contract for sale and purchase, and to make the contract contingent upon designating the Law Office of Jeanette Escudero or The Closing Company as closing , settlement and title agents for both the buyer and the seller.

- iv. If SSLM successfully negotiates a reduction that is sufficient for the sale to proceed, and buyer or seller cancels the contract for sale or uses a different closing and title agent than The Law Offices of Jeanette Escudero or The Closing Company, then in that event, client will be obligated to pay a fee of \$5,000.00 to SSLM forthwith.

Client acknowledges that obtaining a reduced pay-off is NOT GUARANTEED and if the short sale is denied that the likely outcome is foreclosure. Client understands and agrees that neither SSLM nor The Law Firm of Jeanette Escudero nor the law firm of Martyn Verster, P.A. nor The Closing Company provide any guarantee or prediction regarding the services provided under this agreement. Client understands that no promises or guarantees regarding the outcome of matters on Client's behalf have been or can be made.

It is Client's responsibility to advise SSLM of any title issues that may affect the ability to close, including probate or guardianship issues, undisclosed parties on title, unextinguished spousal interests, tax liens, judgment liens, code violations and expired or open permits. SSLM will make every reasonable effort to identify and resolve these problems but Client must disclose these problems as soon as they become known to Client.

Client will be truthful and forthcoming with SSLM and its attorneys as to any direct or indirect inquiry from attorney. Client understands that SSLM and its attorneys may withdraw from the representation upon written notice.

If it becomes necessary for "SSLM" to seek legal action in order to collect fees as per this agreement, client will be responsible for all legal costs and attorney's fees necessary for said attorney to recover her fees.

It is Client's responsibility to deliver all correspondence from the lender or in regards to the new contract to "SSLM" in a timely manner. This includes copies of law suits, notices of hearings, and notices of lis pendens. "SSLM" and its Attorneys will not be liable to client in any way if client fails to promptly deliver all pertinent information to "SSLM" immediately upon receipt.

Dated this _____ of _____, 2007 in Miami-Dade County, Florida.

Short Sale and Loss Mitigation Consultants of Florida _____
By: Yvette Betancourt

Seller:

Print Name: _____

Print Name: _____

Short Sale
& Loss Mitigation
Consultants of Florida

Processing Dept for Jeanette Escudero , Esq. and Martyn Verster, Esq.

9425 Sunset Drive, Suite 124, Miami, Florida 33173 phone 305-271-0100 fax 305-271-8166

HOMEOWNER INFORMATION

Property address in foreclosure _____
City _____ State _____ Zip _____

Owner/Title Holder(s): _____ married single widow
_____ married single widow
_____ married single widow

Are the persons on title the same as the persons on the mortgage? yes no

If no, what is the relationship of the title holders? relatives husband and wife owner deceased other

Other title holder information:

Name(s) _____
Phone number _____
Email _____

Is this your primary residence? yes no

When did you purchase the property? Month _____ Year _____

Do you have an attorney representing you? yes no

Is your home currently listed with a realtor? yes no If yes, for how long? _____

Realtor name: _____ Company: _____
Phone number _____ email: _____

LOAN INFORMATION:

Who are primary borrower(s) for the mortgage?

Name _____ Social security # _____
Name _____ Social security # _____

First mortgage bank name : _____ Loan # _____
Customer service phone _____ Loan balance _____
 loan statement attached

First mortgage bank name : _____ Loan # _____
Customer service phone _____ Loan balance _____
 loan statement attached

That you are aware of, do you have any other liens, judgments, or mortgages? If so, please provide the necessary information yes no If yes, please specify _____

FAX THIS FORM TO 305-271-8166

**Short Sale
& Loss Mitigation
Consultants of Florida**

Processing Dept. for Jeanette Escudero, Esq. and Martyn Verster, Esq.
9425 Sunset Drive, Suite 124, Miami, Florida 33173
phone 305-271-0100 fax 305-271-8166

AUTHORIZATION TO RELEASE INFORMATION

Mortgage Holder(s) & Title Holder(s)

Owner Name(s) : _____ and _____
Borrower(s) social security number: _____
Property address: _____ City _____ Zip _____
Lender: _____ Loan # _____
Customer service department contact number _____

I, _____ and _____ (mortgage and title holders) hereby authorize (lender name) _____ to discuss and release all of the financial information concerning my mortgage loan and payoff information to Short Sale and Loss Mitigation Consultants of Florida, Inc., Martyn Verster, Esq. or Jeanette Escudero, Esq. Please provide all information necessary on the above mentioned loan, including but not limited to obtaining payoff information and re-instatement information.

Mortgagor/Title Holder signature

Print name

Mortgagor/Title holder signature

Print name

Please fax this form to 305-271-8166