

**If you are behind in your mortgage or this is in your near future due to a financial hardship or you owe more than the home is worth---please contact me ASAP---I CAN and WILL help!!!**

**I have partnered with a law firm that has been a consumer advocate well before this crises ever began so I am able to offer the following services of “Short Sale”:**

**We will handle the whole process from A-Z (i.e. Negotiating with the Lender, Responding to Foreclosure Filings, Submit proper documents to request release of the potential loan deficiency, LIST YOUR PROPERTY, marketing the property, prequalifying the borrower(s), originating the loan and CLOSING THE DEAL!!!)**

## **Short Sales Pro’s**

1. If your representative negotiates well you may be able to get a **release from the deficiency in writing** and you can deal with all the problems at once. VERY Instrumental in starting over and **getting rid of a “Bad Investment”**; not something most consumers in recent history were able to take advantage of without serious financial consequences! Laws change and you may have good fall-back positions today but you may not have them in the future.

\*\*\*recent bills passed to protect homeowners during these current economic conditions may not be available in a few years when the economy improves or your financial status may improve and you may not qualify in the future\*\*\* You need to consider all your options\*\*\*

2. You get to deal with the second lender, instead of putting off the day of reckoning.

3. May be the best option if your property is \$50,000.00 dollars upside down or more; you get rid of the liability now. If you do a loan mod and then have to sell your home in a few years, you may still be \$50,000.00 dollars upside down or worse. Will the values come back, will they decline further? Will you have to bring money to the table to close? Will you then have to attempt a short sale? Will there be laws in place at that time to protect you or will you qualify with your current financial status? These are very important questions to consider when deciding between “Short Sale” vs “Loan Modification”.

\*\*\*Loan Modifications could just be a “Band Aide” and give some relief today but how will this affect your future?\*\*\*Please seek professional advise\*\*\*

4. Within a few years your credit rating may recover and you will not have to harm you credit to do a short sale in the future. You may be better position for the times ahead.

5. You may get to live rent free for a while.

## **Short Sale Con’s**

1. It is getting more difficult to get released from the deficiency so “time is of the essence”.

2. You may not be able to buy a house for a few years.

3. May be an emotional experience of letting your home go.

4. You will have to deal with the selling process and move eventually.

5. You do damage your credit.

**Please forward this email to your friends, family and co-workers---you may not know they need help because most people are embarrassed to be in this financial situation so they will not say anything and (1) may miss out on very important information that could HELP them financially and legally or (2) seek guidance from less than trustworthy institutes that may TAKE ADVANTAGE of an already desperate situation that could affect them financially or legally.**

***Building Relationships for Life...Expect to be Impressed!!!***

***Kimberley***

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**[www.EZAffordable.com](http://www.EZAffordable.com)**

**“Faith is taking the first step, even when you don’t see the whole staircase”**

***Martin Luther King, Jr.***

**Please visit my website @ [www.EZAffordable.com](http://www.EZAffordable.com) and click on the link "FAQ" to view [HUD Booklets](#) and additional Questions and Answers you may have regarding Home Ownership...**

**\*\*\*God makes the Hot Chocolate; Man chooses the Cups\*\*\***

**Live Simple, Love Generously, Care Deeply, Speak Kindly & Enjoy Your Hot Chocolate...**

***Unknown***

**Disclaimer:**

A short sale, short refi, deed in lieu of or foreclosure may result in cancellation of debt income depending on whether the bank pursues a deficiency judgment. If the mortgage lender gets a deficiency judgment for the difference between the property value on the sale/refi date and the mortgage balance the lender is not forgiving any part of the loan. If the bank chooses not to pursue a deficiency judgment, or pursues the judgment unsuccessfully, the borrower may incur income tax liability for debt forgiveness.

In December, 2007, Congress acted to protect many debtors from income tax liability associated with foreclosure avoidance. The Mortgage Forgiveness Debt Relief Act of 2007 states that homeowners will not be subject to income tax from release from mortgage liability if and to the extent the mortgage proceeds were used to buy or improve their primary residence. There is no income tax shelter from forgiveness of mortgage debts for investment property, vacation homes, or mortgages used for businesses or to pay off credit card balances. The protection expires in December, 2009. **You should speak with an attorney or CPA familiar with the new law to see if you qualify for income tax protection.**

For those borrowers who do not qualify for protection of the new Act there is an insolvency exception to imputed income from the cancellation of mortgage debt. If a borrower is financially insolvent when he surrenders the mortgaged property to the lender voluntarily or through foreclosure there will be no imputed income. A borrower who files bankruptcy is presumed to be insolvent, so that a bankruptcy debtor cannot suffer imputed income tax liability because the bankruptcy discharges personal liability under a mortgage note. More information is available from IRS Publication 908 and IRS tax form 982. Both forms can be found at [irs.gov](http://irs.gov).

**\*\*\*WE NEVER ASK YOU TO STOP MAKING YOUR MORTGAGE PAYMENT; WE OFFER ASSISTANCE ONCE YOUR AT A POINT YOU CAN NO LONGER MAKE YOUR MORTGAGE PAYMENT\*\*\***