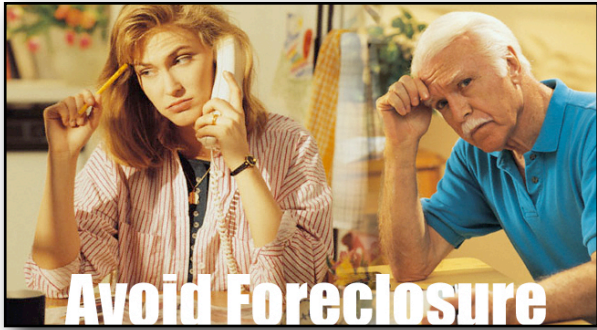


Are you locked into a mortgage and can't afford your payments?

Kristine Partridge  
2277 North 900 West  
Pleasant Grove, Ut 84062



**FREE** help is  
available to help you  
avoid foreclosure



Call, text, or email me today for  
**FREE AND CONFIDENTIAL**  
information!



**KRISTINE PARTRIDGE**  
Simple Choice Real Estate

**PH: 801-228-1683**

**TXT: 801-836-6863**

**EMAIL: [kristine@househelpUtah.com](mailto:kristine@househelpUtah.com)**

Remember, not all realtors are created equal. Experience, education and quality customer service can make all the difference in a real estate transaction.

Be sure to call me when you need a really, really ridiculously good realtor for yourself or for your family and friends!

#### FORECLOSURE TIMELINE:

90 days of no payments= Notice of Default

Additional 90-120 days= Opportunity to bring mortgage current. After this period, the lender can opt to complete foreclosure sale.

(Lenders will typically work with you if you are willing to work with them. They do not want your house. They will often times give you more time if they know you are trying to sell).

If you are currently listed with a brokerage, please disregard. This is not intended to solicit currently listed properties

**[www.HouseHelpUtah.com](http://www.HouseHelpUtah.com)**  
It's not too late! You can save your home from foreclosure.  
I can help you for free! **CALL ME TODAY!** 801-228-1683

# Q&A

## SHORT SALE INFORMATION AT A GLANCE

**My home is worth less than what we owe. What are my options? Can I sell my property?**

You have a few options when your home is worth less than what you owe. One option is to do a short sale which is when a lender is willing to take less in order to prevent having to go through foreclosure. It is called a short sale because it is a “short” payoff.

**What is a “short sale”?**

Imagine your home is worth \$200,00, but, you owe \$220,00 on it. If you were to sell it in the open market, you might net \$184,000, or \$36,000 less than what you need to pay off the loan. A short sale is where your lender will forgive a portion or all of the short amount and cover the closing costs of the sale including real estate commissions.

**Why would a lender accept a short sale?**

A lender will often consider a short sale because the cost and risk of foreclosure is so high. In order to accept a short sale, a lender will need justification. Justification might mean a substantial loss of income that would prevent you from paying the mortgage and therefore being forced in a position to sell the home. Another justification might be that the house is simply worth less than what you owe and you cannot afford to continue making payments.

**Does a short sale effect my credit?**

A short sale does adversely affect a person’s credit report, though the negative impact is typically less than a foreclosure. Short sales are a type of settlement. Short sales remain on credit for 7 years. Depending on other credit information, it can be possible to obtain another mortgage 2-3 years after a short sale.

**Who pays the real estate commissions with a short sale?**

This is the #1 question I get from my short sale clients. Essentially, I negotiate compensation with the bank which relieves you, the homeowner, from paying any commissions.

**How long does a short sale take?**

Short sales typically take 30-60 days for approval with the bank. Sometimes it is longer, sometimes it is shorter.

**What do I need to submit for a short sale?**

Lenders all have different documentation. Typically you are required to submit a hardship letter, 2 months of bank statements, and a pay stub (if possible). When an offer comes in on your property, I will submit your documentation as well as the accepted purchase contract, an estimated settlement statement, and a copy of the listing agreement. I will also need a letter of authorization from you that will allow me to speak directly with your lender about the short sale.

**Don’t bury your head!**

Many people on the verge of financial distress tend to procrastinate until the threat reaches epic proportions. The earlier and more time allowed increases the chance of a beneficial outcome. While you may think you have no choice other than staying in your home and letting it foreclose, you DO HAVE A CHOICE! I can help you negotiate a short sale with your lender.

I have helped many owners who are in default or on the brink of default who have little or no equity. Please call me so that I can discuss your options. I promise no pressure, hassle, or obligation and your call or email will be completely confidential.

**TRY ME!** What do you have to lose? Remember- no money out of your pocket for my services!



**Kristine Partridge**  
Experienced Short Sale Negotiator  
Simple Choice Real Estate

**PH: 801-228-1683**

**TXT: 801-836-6863**

**EMAIL: [kristine@househelputah.com](mailto:kristine@househelputah.com)**

**LET ME TAKE THE HEADACHE AWAY FROM YOU!**

**I CAN HELP NO MATTER WHAT YOU OWE!**

**DON'T WAIT!  
CALL, TEXT, OR EMAIL ME TODAY!**

**FORECLOSURE AND SHORT SALE  
INFORMATION ONLINE:**

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