

Short-Sale Buyer Commitment Form

This form is an agreement between ForeclosureEducation.com (Negotiator) and _____ (short-sale Buyer). This form is a commitment between buyer and negotiator to negotiate a short-sale on subject property: _____ (property address).

The buyer desires to purchase a discounted short-sale property, which he may use for any purpose desired. The negotiator has extensive experience negotiating short-sales. Buyer wishes to engage the professional services of negotiator to negotiate a short-sale on the subject property. The details of this purchase are contained within the standard purchase agreement attached herein.

Negotiating a short-sale is a complicated process that is very work intensive. Buyer recognizes the complicated nature of this process and wishes to acquire the services of the negotiator to make the process much easier. Negotiator agrees to accept this assignment from buyer regarding subject property and will remain engaged in the negotiating process regardless of how long the process takes.

As compensation for his expertise, negotiator will receive a fee equal to 1/2 of 1% of the sales price of the property. This fee will be listed on the settlement statement and be paid by buyer as a standard fee at the close of escrow. This fee is contingent upon successful negotiation of the short sale. If the short sale is not successfully negotiated, no fee is due.

Negotiator wishes to form on-going business relationships with qualified buyers. If buyer wishes to use negotiator's services in the future, for the acquisition of another property (investment property, 2nd home, etc) negotiator agrees to provide a 2nd transaction discount and reduce his fee to .40% for this 2nd transaction.

Buyer understands that feedback comes slowly from the lenders because of high volume and will keep this offer active for a minimum of 45 days from today's date.

Buyer agrees to hold negotiator harmless from any and all activities that are performed. Agreed to on this date by the undersigned.

Buyer signature

Date

Buyer signature

Date