

Owe more on your house than you can get by selling it?

Here are some choices	Sell the house and ... come up with the extra cash to pay off the mortgages	Sell the house and ... seek the bank's approval of a short sale, and sign a promissory note for the amount still owed	Sell the house and ... seek the bank's approval of a short sale and forgiveness of the deficiency	Don't sell the house	Foreclosure or Deed in Lieu of Foreclosure	Bankruptcy
Who to consult before you act*	Your attorney and tax advisor	Your attorney and tax advisor	Your attorney and tax advisor	Your attorney and tax advisor	Your attorney and tax advisor	Your attorney and tax advisor
Cost of the MLS4owners.com program	\$595 paid at activation of listing	\$250 paid at activation, \$1500 paid at closing, with remainder of 3% listing commission available to pay attorney, tax advisor and lien holders	\$250 paid at activation, \$1500 paid at closing, with remainder of 3% listing commission available to pay attorney, tax advisor and lien holders	N/A	N/A	N/A
Effect on credit report*	N/A	Short sale affects future ability to get Fannie Mae loan; promissory note payment history may appear	Short sale affects future ability to get Fannie Mae loan	N/A	Will appear on credit report and affect ability to get FNMA, VA and FHA loans	Will appear on credit report and affect ability to get FNMA, VA and FHA loans
Commission paid to buyer's brokerage if buyer is represented	The amount Seller asks us to advise to brokers	3%	3%	N/A	N/A	N/A

*** Do NOT rely on our opinion. We are not attorneys or credit experts. Always talk to a qualified expert before entering into any agreement related to real estate. That includes our Agreement.**

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Commission paid to buyer's brokerage if buyer is NOT represented	\$0	3%	3%	N/A	N/A	N/A
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