

MARS SHORT SALE DISCLOSURE

CONSUMER SPECIFIC COMMERCIAL COMMUNICATION

This disclosure is required by federal regulations when a real estate professional either negotiates a short sale with a lender on behalf of a seller or arranges for a Mortgage Assistance Relief Services (MARS) provider to conduct these negotiations on behalf of the seller. The disclosure must be made before any negotiations take place.

The following disclosure is made pursuant to the MARS regulations promulgated by the Federal Trade Commission (16 C.F.R. §322, et seq.):

IMPORTANT NOTICE:

You may stop doing business with us at any time. You may accept or reject the offer of mortgage assistance we obtain from your lender [or servicer]. If you reject the offer, you do not have to pay us. If you accept the offer, you will have to pay us _____ (*insert amount or method for calculating the amount*) for our services.

_____ (*Name of brokerage*) is not associated with the government, and our service is not approved by the government or your lender. Even if you accept this offer and use our service, your lender may not agree to change your loan.

If you stop paying your mortgage, you could lose your home and damage your credit rating.

Property Address: _____

Disclosure made by _____ on behalf of _____
(Licensee) (Brokerage Agency)
on _____.
(Date)

Seller

Date

Seller

Date