

SAMPLE LETTER #1

Date

RE: Hardship Letter – Your Loan Number
Your Property Address

To Whom it May Concern:

I/we are writing this letter to request a short sale for our/my property located at (enter your property address).

(Sample text regarding reason for request) I was laid off from my job due to (downsizing, work injury, health issues, etc). I am collecting unemployment and trying to find other work but have not had any luck. I have been living off of credit cards and assistance from friends/family, but have exhausted them.

I have now incurred more debt. I am still living in the property but I am no longer able to afford to make my mortgage payments and I/we don't qualify for a loan modification.

Please accept this request for a short sale so I can avoid foreclosure and/or bankruptcy.

Sincerely,

(Borrower # 1 Sign Here)

Borrower #1 - Print Your Name Here

(Borrower # 2 Sign Here)

Borrower #2 - Print Your Name Here

Hardship Letter Template Short Sale Template

R Sanford



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SHORT SALE HARDSHIP LETTER EBook Course , *The Short Sale Manifest* R.K., Want To Learn How Other Investors Are Taking Advantage Of The Ever Increasing Foreclosures Happening Across The Country Most experienced investors have been waiting patiently for this time to arrive *Short-Sale Pre-Foreclosure Investing* Dwan Bent-Twyford, Sharon Restrepo, 2011-01-11 Learn all about short sales the hottest topic in today s real estate investing market with Short Sale Pre Foreclosure Investing How to Buy No Equity Properties Directly from the Bank at Huge Discounts Understand how to buy properties at big discounts creating windfall profits Using this guide you can access information about a topic that 90% of real estate agents and investors know nothing about Discover how to make huge profits from the banks misfortune how to help homeowners in foreclosure while helping yourself and how to stay on the cutting edge of the down market [Make Millions with Foreclosures and Short Sales - How to Profit from the Real Estate SubPrime Crisis"](#) Sebastian Acosta, **Make Money in Short-Sale Foreclosures** Chantal Howell Carey, Bill Carey, 2005-07-08 MAKE MONEY IN SHORT SALE FORECLOSURES Foreclosures are the most profitable way to invest in real estate But most real estate books on foreclosures don t tell you how to invest in short sale foreclosures properties with even more profit potential than regular foreclosures A short sale foreclosure is a lender accepting a loan payoff for less than the amount owed This comprehensive new guide from renowned real estate authors Chantal and Bill Carey covers all the ins and outs of short sale foreclosure investing from finding properties to negotiating with lenders to closing the deal and making a bundle Inside you ll find all the information you need to succeed Finding great short sale foreclosure deals Dealing with owners in financial distress When to buy short sale foreclosures Creating equity in foreclosure properties Writing successful short sale offers FHA VA and private mortgage insurance short sales Purchasing short sale properties at auction Understanding escrow closing and title insurance Flipping short sale properties **No BS Short Sale System** Derek Carter, 2007 This book will teach you the step by step process for buying and selling property in foreclosure Learn how to do a short sale with a properties in foreclosure You will find out the secrets to negotiating to buy houses for 0 50 Cents on the dollar Here s A More Extensive Look At What You Will Learn How to execute a successful short sale Learn to avoid the common mistakes made by inexperienced investors Details of the paperwork needed What you need in a short sale package to present to the lender How to effectively communicate with the homeowner to get the deal How to negotiate with the lender so that you come off as an expert How to locate and determine a great deal using our system How to find buyers for your property Our step by step formula that you can start implementing right now **The All-New Real Estate Foreclosure, Short-Selling, Underwater, Property Auction, Positive Cash Flow Book** Chantal Howell Carey, Bill Carey, 2009-07-23 Praise for How to Sell Your Home Without a Broker On a scale of 1 to 10 this book is a 10 Robert Bruss Jump into the real estate game and win big Home values are crashing and foreclosures are way up You might think this is a terrible time to get into the real estate

market but you'd be wrong. A crashing real estate market offers plenty of opportunity to profit if you know how to change your strategy and adjust to the new market reality. In *The All New Real Estate Foreclosure Short Selling Underwater Property Auction Positive Cash Flow Book*, top real estate investors and authors Chantal and Bill Carey show you how to get in safely and get out profitably. They present four new strategies for taking advantage of today's high foreclosure rate and explain how to invest for the long term as the market resets to more realistic levels. Novice investors will find plenty of strategies for profiting without risking all they have, and old hands will find new unconventional techniques that will help them continue to profit even if the market continues to struggle. Inside you'll learn how to combine short-term and long-term investing strategies for cash flow today and tomorrow. Buy mortgages in foreclosure at rock-bottom short sale prices. Avoid dealing with lenders by using the seller as your banker. Utilize the right type of real estate auction for your investment needs. Maximize your cash flow for big profits now and in the future. Prepare yourself to profit from rising prices and near-term inflation. Whether you're a first-timer or an experienced real estate pro, this is the ultimate guide to getting into the real estate market safely and cheaply and getting out rich. **My Short Sale Guru's Guide to Healing and Financial**

Recovery for Discouraged Homeowners Renee Marie Smith, 2011-11. A book to help motivate discouraged homeowners to overcome financial loss and short-sell their home for a better future. *The Art of the Short Sale* Michael B. Citron, 2008-05.

The Art of the Short Sale is your money-making guide to the new housing market. Fact: Up to 95 percent of borrowers never respond to foreclosure notices. *The Art of the Short Sale* takes the mystery out of foreclosure. This simple and educational format serves as a guide on how to make money in the wake of the housing bubble. From walk-in closets to Wall Street, Citron sheds light on the factors that led to the rise and fall of real estate in the United States. Each chapter navigates readers through the process of helping borrowers avoid nagging lenders and overcome the obstacles of foreclosure, often through paying only a fraction of their debts. *The Art of the Short Sale* spells out in an easy-to-understand language the steps to succeed in this niche market and assists clients in eliminating debt, reducing tax liability, saving credit worthiness, and avoiding deficiency judgments. With tips on assembling a short sale team, negotiating with out-of-state lenders, and packaging clients' personal and financial circumstances in an effective way, this book is an essential resource for any real estate specialist aiming to adapt his business to the current housing climate. **Real Estate Investing For Dummies** Eric

Tyson, Robert S. Griswold, 2025-01-15. Make smart decisions in any real estate market. Real estate is always on the radar of investors looking for growth opportunities. *Real Estate Investing For Dummies* is your no-nonsense guide to adding real estate to your own portfolio. Considered one of the most desirable investment types, real estate is a great way to build wealth if you know how to navigate the challenges. This book teaches you how to enhance your income by buying investment properties. It includes help with building a plan for raising capital, finding properties with promise, and becoming a successful property manager. With tips on increasing property value and creating a real estate portfolio that matches your goals, this

guide is a must for any would be real estate investor Understand the different types of real estate investment and build a team that will help you succeed Finance your investments and locate properties that generate income Learn how to research real estate investment opportunities and sell at the right time Increase the value of your assets and become a property manager This book is designed for real estate investing beginners who are eager to purchase property for the purpose of building wealth Experienced investors will also love the portfolio enhancing advice inside **Short Sale Secrets Exposed** Joseph M. Guarino Jr.,2012-02-16 With 25 million homeowners underwater and 11 million in default this book illustrates the best ways to defer the foreclosure process by giving step by step instructions to homeowners and Realtors Realtors can take advantage of the 5 step program to get short sales approved in 30 days and struggling homeowners can learn how to stop the foreclosure process with some simple key words *The Real Estate Rule Book* Pam Brantley,2018-02-22 The ins and outs of the real estate industry geared towards financial success This book is my personal story of how I built wealth investing in residential real estate and gives lots of useful advice on how you can too This is not a get rich quick scheme but is a sound long term approach to attain financial success Inside you will find guidance on short and long term investing how to wholesale properties for quick cash and how to build a portfolio of properties to hold and rent for cash flow and appreciation There is also advice about managing properties and how to choose a good manager if you prefer not to deal with your own tenants Included are tips for maintaining your property over time what to do and not to do This book is comprehensive and covers everything you need to know from A Z but it also contains a story about how I did it starting from 1978 and how I continue to do it now Surviving The Storm A. P. Lopez,2014-07-18 We all have hopes and aspirations of finding and owning the perfect home for our families For homeowners who are under water and delinquent facing bankruptcy and foreclosure is already a reality However homeowners that have experienced these events and the potential first time homeowner you must understand and be deliberate about your approach to the process procedures and the responsibilities of homeownership before entering into a mortgage transaction so that you can survive the storm through economic down falls and maintain your home **Short Sales - An Ethical Approach** David Petrovich,2006-06-01 An insider s view into ethical and successful preforeclosure sales and preforeclosure short sales A must read for buyers sellers or anyone whose home is in foreclosure Untitled Aspose.Words for .NET 10.2.0.0, *Real Estate Recession Riches - Top 10 Real Estate Investing Tips That Don't Suck!* Cory Boatright,2013-02 Allow me to share my story with you My name is Cory Boatright I am 35 years old and since my early twenties I have started run or been directly involved with almost 40 different companies I have sold everything from Ginsu knives on eBay Kirby vacuum cleaners door to door all the way to 50 000 high end electronics Online Out of the forty something companies only TWO of them ever proved to be worthwhile endeavors The other thirty eight I decided to call business therapy Interestingly enough both of the successful companies harnessed the power of the Internet to make their profits After bringing in almost 4 million dollars in sales from my first start up I sold it

and directed my passion to the world of real estate investing Why real estate Well most of my affluent customers in my first business owned real estate so I knew there was something to be learned in that industry I was a complete novice to it And oh by the way before I forget did I mention that I didn't even graduate from high school Apparently my drive to succeed coupled with my persistence to not fail clouded my judgment of the value of a formal education So instead I settled for a G E D I'm not looking for any pity party I just mentioned this to demonstrate that if a highschool dropout can make it the doors are open for just about anyone else to do it too Now fast forward a bit into my real estate experiences I started out being a bird dog which means I was out finding good deals on properties and getting paid a finders fee for it That fee was usually 500 1 500 After I learned how much money the investor was making selling the houses I was bringing him I quickly learned how to assign wholesale and flip distressed properties That brought in checks anywhere from 3 000 10 000 Not bad but I had a hunch those properties were worth a lot more after they were fixed up So I decided to put together a skeleton rehab crew and thought I would make 15 000 30 000 per deal but I was sadly mistaken My rehab attempts ended up being more of a mirage instead of a real profit center My 30 000 paydays actually came out to be more around 17 500 after considering all the contractor frustrations material costs labor marketing selling and other holding costs Needless to say I had more fun assigning contracts It wasn't until around 2004 that I stumbled my way through a short sale and I made over 30 000 on that deal That was the most money that I had ever made on one single real estate transaction I couldn't believe the lender would accept less than what was owed for a payoff I was immediately hooked and quickly learned everything possible about the short sale process The more I learned about Short Sales the more I was asked by other investors to partner on deals I quickly became known as the local go to guy for doing short sales Other investors continually asked me how they too could learn to do what I was doing So after being asked by numerous fellow investors to teach and coach them on the subject I decided to dive in head first and write my first information product home study course What I discovered in real estate investing was something I never expected Not only was the short sale niche secretive but the entire industry And the real truth was shared only amongst a small tight knit group of investors but not anymore I've cornered the top dogs in their niche of real estate investing and forced them to talk When you finish reading Real Estate Recession Riches you are going to be smarter and wiser newbie or advanced real estate investor Period Remember be a servant Cory Boatright Cory Boatright is a flat out ge

Short Sales - Investing In Today's Real Estate Market Noah Daniels, 2014-04-12 You have probably been thinking about how you can invest in today's real estate market You have been watching the news and reading the papers and probably by now realize that the residential real estate market has reached rock bottom There are many more houses on the market than there are buyers This means that this is the time to buy and not sell It almost looks as if it is fruitless to want to invest in real estate in the market today or does it Perhaps you have heard some people talking about investing in real estate today and making quick money and thought that it was some sort of scam After all how can you invest in a down market and

still be able to turn it around and make money It has to be some sort of scam and must be impossible to accomplish Or is it If you have been looking for a chance to make a higher return on your money than you can get anywhere else on the market including the stock market and with minimal risk look no further You can invest in today s real estate market and take advantage of the current situation There are more foreclosures than ever in today s real estate market Foreclosures have hit their all time high in states such as California Florida and Nevada Most of the states in the union have also been suffering from massive amounts of foreclosures You have probably heard about people who are purchasing foreclosed properties and making money But this can be difficult to do if you do not have an inside guide to the market After all the investors who know the market will be the first to grab the properties that are well worth getting You may be able to buy a foreclosure but you might not be able to get that good of a deal There is a lot of competition out there for the foreclosure buying market But what if you do not wait for a house to go into foreclosure What if you have a method where you can purchase property that is in good condition for less than market value and make the seller and prior lender happy Do you think this would work for you This book will teach you everything you need to learn about a short sale how to find a good opportunity and how to negotiate with the seller as well as the lender It will teach you how to find investors and what to look for when you are investing in a short sale property All in easy to understand language that takes you through the short sale process step by step There are many different ways you can make money in the short sale vehicles You can use the properties that you buy to make money as a long term real estate investment or a short term investment If you think that the buyer s market means that real estate investing days and making quick money are over think again You have the perfect opportunity for a quick turnover in a short sale

Foreclosure Nation Shari B. Olefson, 2009-12-04 The family residence is the backbone of the American economy the most valuable and enduring asset for those who have achieved a financial foothold Yet today record numbers of households confront foreclosure In the next year it is estimated that over two million Americans will lose their homes and almost two billion dollars of wealth will disappear in the process How did the traditional American Dream morph into a nightmare for so many Real estate attorney and educator Shari B Olefson a recognized expert in the current mortgage crisis and its effects on homeowners explains how America slipped to the edge of this dangerous stagnation recession precipice In plain language that is easily understandable to the average person she clarifies legal and financial terminology and describes how our country s mortgage system really works Utilizing real life lender and borrower interviews she exposes its intrinsic flaws and often discriminatory practices from the mortgage application process to the securitization of bundled mortgages by large investment firms She also provides evidence to show the government s and Wall Street s roles in both causing and solving the problem Above all Olefson offers expert tips tools and resources to help you Choose a mortgage professional and understand what s motivating him or her Decide what mortgage product fits best and when to refinance Get the best fees interest rate and service Create your own solutions for navigating the credit crunch Know what to do when you can t afford

your mortgage Protect your home if you are at risk of foreclosure Understand how to proceed if you are already in foreclosure Capitalize on emerging opportunities and avoid the scams and mortgage fraud Prepare for coming changes Foreclosure Nation demystifies the real estate bubble and the subprime mortgage crises that followed With bold clear visuals like inventory absorption and price trend graphs Olefson pinpoints exactly when and why experts are predicting a recovery She also cites statistics that strongly suggest the number of foreclosures will surge in the fall of 2008 and again in 2009 with increased reverberations felt throughout the US and global economies Foreclosure Nation will prove indispensable to explaining what is happening and guiding readers through Whether you are planning on buying your first home struggling to meet your current mortgage payments facing foreclosure or wondering how your investments will be affected this comprehensive book will assuage the fear of the unknown empowering you to make wise choices and protect your most valuable assets

Short Sale Guide 2012 Manny Caballero,2012-03-28 Are you willing to gamble that Congress and the Senate will agree to extend the Mortgage Debt Relief Act This doesn't mean Congress won't eventually act to extend the relief But Congress might decide it's not crucial because they are preoccupied with an election year Do get SHOCKED by the IRS when you have to sell your home which owes more than its worth next year Learn about Short Sales for 2012 Short Sale Answers Research and More

The Complete Idiot's Guide to Buying Foreclosures Bobbi Dempsey,Todd Beitler,2008 This invaluable guide explains everything readers need to know about finding and financing foreclosed and soon to be foreclosed residential properties with the highest potential return Completely updated this new edition reflects recent changes in the way banks and the government dispose of foreclosed properties covers new laws and advises how to steer clear of scams

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