SELLER'S AGREEMENT OF COOPERATION DURING SHORT SALE

The SELLER has requested AGENT to list and sell the PROPERTY listed below. It is understood that the PROPERTY is worth less than what is currently owed on the PROPERTY and as such, SELLER is requesting AGENT to short sell the PROPERTY and negotiate acceptable terms with the BANK (Lien holder/Lender).

It is also understood and agreed by the SELLER that during the process of short sale, there are many documents and supporting information requirements that would be needed by AGENT in order to make a reasonable attempt to secure the BANK acceptance and approval of sale that would be acceptable to SELLER. Reasonable efforts will be made by AGENT to anticipate required documents up front based on typical industry practices. Such documents will include but will not be limited to the following and will be needed at any time or in duplication:

1) **All BANK requested and supporting information as listed on SELLER short sale check list and BANK short sale application procedures, if they exist;**
2) **Full disclosure of Liens, Debts, Judgments secured against Property;**
3) **Any exception documents requested by BANK given particular consideration of SELLER;**
4) **All required Broker documents requested by AGENT and shall include the following as a MINIMUM:**
    a. **Hold Harmless Agreement**
    b. **Agreement to Consult with Independent Counsel;**

FAILURE OF SELLER TO PROVIDE AGENT ALL DOCUMENTS AND SUPPORTING INFORMATION FOLLOWING THE ACCEPTANCE OF LISTING AGREEMENT AND THE GOOD FAITH EFFORTS OF AGENT TO LIST AND SELL THE PROPERTY, WOULD BE DEEMED CANCELLATION OF LISTING AGREEMENT BY SELLER AND SELLER AGREES TO PAY TO AGENT A LISTING CANCELLATION FEE OF $_____

IF IN THE EVENT THAT AGENT FINDS A BUYER THAT SUBMITS REASONABLE OFFER, SELLER SHALL BE RESPONSIBLE FOR THE FULL COMMISION AGREED IN LISTING AGREEMENT AT TIME OF CANCELATION AND IN CONSIDERATION FOR SERVICES RENDERED TO THAT POINT. SELLER CANCELLATION OF LISTING AGREEMENT IS SUBJECT TO FULL SATISFACTION OF TERMS CONTAINED HEREIN AND PRIOR AGREEMENT OF BROKER

SELLER NAME/S:_____

PROPERTY ADDRESS:_____

AGENT NAME:_____

The SELLER/S fully understands and agrees by their signature/s.

_____	_____	_____	_____
SELLER	**Date**	**SELLER**	**Date**