

SHORT SALE ADDENDUM TO THE RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT

Document updated:
February 2011



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1. Seller: _____,
2. Buyer: _____,
3. Premises Address: _____
4. Date: _____

5. The following additional terms and conditions are hereby included as part of the Contract between Seller and Buyer for the above
6. referenced Premises. Delivery of all notices and documentation shall be deemed delivered and received when sent as required by
7. Section 8m of the Contract.

8. CONTINGENT UPON ACCEPTABLE SHORT SALE AGREEMENT

9. Buyer and Seller acknowledge that there is more debt owing against the Premises than the purchase price. Therefore, this Contract
10. is contingent upon an agreement between the Seller and Seller's creditor(s), acceptable to both, to sell the Premises for less than
11. the loan amount(s) ("short sale"). Buyer and Seller acknowledge that it may take weeks or months to obtain creditor(s) approval of
12. a short sale.

13. Nothing shall limit a Seller from accepting subsequent offers from subsequent buyer(s) and submitting the back-up contract(s) to
14. Seller's creditor(s) for consideration. All parties understand and agree that Seller's creditor(s) may elect to allow the Seller to sell the
15. Premises only to the holder of the Contract with terms and conditions most acceptable to creditor(s).

16. DOCUMENTATION TO CREDITOR(S)

17. Seller shall submit to creditor(s) a copy of this Contract, including this and other Addenda, and any other documentation required by the
18. creditor(s) for approval of this sale within five (5) days after Contract acceptance. Seller agrees to diligently work to obtain short sale
19. approval and will promptly provide the creditor(s) with all additional documentation required, including an appraisal, at Seller's expense, if
20. required. Seller instructs creditor(s) to provide approval status updates to Broker(s) and Buyer upon request.

21. TERMS UPON ACCEPTABLE SHORT SALE AGREEMENT

22. **Agreement Notice:** If Seller and Seller's creditors enter into a short sale agreement, the Seller shall immediately deliver notice
23. to Buyer ("Agreement Notice").

24. **Time Periods:** The date of Seller's delivery of the Short Sale Agreement Notice to Buyer shall be deemed the date of Contract
25. acceptance for purposes of all applicable Contract time periods.

26. **Escrow and Earnest Money:** Buyer shall promptly open Escrow and deposit Earnest Money as described in the Contract upon receipt
27. of Agreement Notice.

28. **Seller Warranties:** Buyer hereby waives Seller's warranties as set forth in Lines 166-168 of Section 5a of the Contract that all listed
29. items shall be in working condition at the earlier of possession or COE. However, Seller warrants and shall maintain and repair the
30. Premises so that, pursuant to lines 169-170 of the Contract, at the earlier of possession or COE, the Premises, including all heating,
31. cooling, mechanical, plumbing, and electrical systems (including swimming pool and/or spa, motors, filter systems, cleaning systems,
32. and heaters, if any), free-standing range/oven, built-in appliances and additional existing personal property included in the sale, will
33. be in substantially the same condition as on the date of Contract acceptance and all personal property not included in the sale and
34. all debris will be removed from the Premises.

35. **Close of Escrow:** Close of Escrow shall occur thirty (30) days or _____ days after delivery of Agreement Notice.

36. **Creditor Requirements:** Buyer and Seller agree to cooperate with Creditor(s) and sign additional Creditor disclosure(s) or execute
37. additional addendum(a) required by Creditor(s) as a condition of approval of the short sale, provided that Buyer and Seller incur no
38. additional cost or liability.

39. BUYER CANCELLATION

40. Buyer may unilaterally cancel this Contract by notice to Seller at any time before receipt of a short sale Agreement Notice from Seller.

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SELLER	SELLER
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BUYER	BUYER
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LEGAL AND TAX ADVICE

Seller acknowledges that Broker is not qualified to provide financial, legal, or tax advice regarding a short sale transaction. Therefore, the Seller is advised to obtain professional tax advice and consult independent legal counsel immediately regarding the tax implications and advisability of entering into a short sale agreement.

(SELLER'S INITIALS REQUIRED)

SELLER SELLER

UNFULFILLED CONTINGENCY

In the event that Seller and Seller's creditor(s) are unable to reach a short sale agreement acceptable to both, at the sales price contained herein, Seller shall promptly notify Buyer of same, and the Contract shall be deemed cancelled due to the unfulfilled short sale contingency. If applicable, Buyer shall be entitled to a return of any Earnest Money.

OTHER TERMS AND CONDITIONS

All Escrows are open at Pioneer Title Agency Sonya Slocum, (480) 539-5232
This is the title company to be used for the short sale.
Buyer agrees to deposit Earnest money sum, as stated in Residential Resale Real Estate Purchase contract line 9. This will be deposited with Pioneer Title Agency with in 2 business days of the Seller(s) acceptance of Offer. This earnest deposit is NON-REFUNDABLE for 90 days. If the Bank has not sent written approval the buyer may cancel and receive their earnest deposit back. If the buyer withdraws their offer or cancels escrow Earnest Deposit will be forfeited and escrow cancelled.
Upon acceptance of contract and addenda by the lender(s) and notice to all parties, cancellation and request of earnest money return. Earnest money return will be in accordance with the purchase contract and addenda.

Buyer shall be granted permission to do a Liquidation appraisal upon written acceptance of this offer from Seller. Said appraisal shall be submitted to sellers lender(s) as part of this offer herein as an addendum per the buyers written request. All parties are aware the lenders order BPO's and they are NOT done by licensed appraisers, thus resulting in unrealistic values of the sellers property in some cases. The buyer is providing the liquidation appraisal at the buyers expense to allow the lender to evaluate the true value of the subject property. Said appraisal shall become part of Buyers offer as the Appraisal Addendum.

In the event that any provision contained in this Addendum conflicts in whole or in part with any terms contained in the Contract, the provisions of this Addendum shall prevail and the conflicting terms are hereby considered deleted and expressly waived by both Buyer and Seller.

^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
(Added February 2012) MO/DA/YR

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SELLER SELLER

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BUYER BUYER

