



Account # XXXX

Sample Short Sale Distressed Letter

Street Address
City, State Zip

To Whom It May Concern:

I am writing this letter to request consideration for a comprise offer for the sale of our home at the above address. **[Explanation of the situation]**We had originally purchased the property as our restaurant in Jackson Heights, New York had closed. We then decided to relocate to the Maryland area and put a contract on a property there. While it was getting built we found a restaurant in Queens, New York and purchased it. As soon as we settled on the house we then tried to sell it by giving it to a real estate agent. We signed the listing agreement; he placed the yard sign and lockbox and told us that he would inform us when he received offers. He never contacted us again, and we more than 1 ½ years later found out that the **property was never placed in the multiple listing service**. We currently have a case with the Maryland Real Estate Commission on that agent. We have though changed our listing agent to Jack Smith from Anonymous Realty, Inc. Unfortunately though, because of the current depressed market in Virginia, our home is worth less than the loan balance of \$900,000 (approx). We have received a fair market value offer of \$800,000. This is the only offer we have had since our home was placed on the market. With closing costs and realty fees, we will be about \$100,000.00 short at closing.

In New York, my children and wife live in our property in Long Island, NY, while I live in our house in Queens so that I can be close to the new restaurant that we opened.

Because I currently have two houses in New York, and the payments on the Germantown property are very high, we cannot afford to make the payments. The area in which we live has many homes for sale or rent and we would not be able to rent our house to cover current payments. Since we have an offer that is consistent with the present home prices, we feel it is better to sell the house at a loss rather than face additional losses or foreclosure.

Our finances have taken a strain due to all the money we have been paying in mortgage payments for the Germantown property. **[Here speak about the other financial issues that you have that don't allow you to bring the money to the table.]**

Our Realtor is preparing all of the documentation of the current escrow and offer. I am enclosing this letter and financial statement. Your consideration and time are great appreciated. The buyer for our home will have sold their home on June 30, 2007 and will close escrow on our home on July 30, 2007. Since the market is so poor and we have not had any other offers, we are most anxious to close this sale.

Thank you for your time and consideration

Sincerely,

Jack & Sarah Helpless