

Transaction Coordination & Short Sale Negotiation



mycoordinator

REAL PEOPLE, REAL RESULTS

WE NEGOTIATE SHORT SALES

\$500* OUT OF POCKET - COLLECT TO CLOSE

The My Coordinator team will do the following:

- ✓ We work with the Seller directly to collect the full short sale package as well as gather updated documents from Seller throughout the short sale process.
- ✓ Initiate and negotiate the short sale with the bank and other lien holders once all short sale paperwork is turned in (this includes all liens on title).
- ✓ Invite Sellers Agent & Seller to the My Coordinator TOUCH system to see updates 24/7.
- ✓ Follow up with Seller directly to collect all necessary updated paperwork on a monthly basis.
- ✓ Sellers Agent to take both positive and negative photos to assist in negotiations and email to the My Coordinator Team.
- ✓ Communicate and handle paperwork with Seller, Buyer Agent & Sellers Agent to achieve acceptable terms for offer.
- ✓ Post all bank updates/communications on the My Coordinator TOUCH system.
- ✓ Communicate with Seller's Title Company to get updated PR every 30-60 days.
- ✓ Communicate to Seller's Agent, details from the bank, so that Seller's agent can work with the Seller and Buyer to accept or counter offer banks terms.
- ✓ Assist Sellers Agent with contract deadlines (Reminders).
- ✓ Be the point of contact for Appraisal/BPO access to property.
- ✓ Get approval letter accepted by Seller and notify buyers agent in writing.
- ✓ Schedule & attend settlement (If agent prefers).
- ✓ Will make the best effort with all means possible to prevent any pending foreclosure sale date.
- ✓ Will file variances to dispute property values and denials on relocation assistance.

* Total fee to negotiate short sale is \$2,000. Paid as follows, \$1,000 deducted from buyer agent commission, \$500 from listing agent commission and \$500 upfront listing fee from the seller.

We do not charge any fees unless your transaction closes.

MyCoordinator.com
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844-MY-TOUCH

Please contact an Attorney or Accountant for legal or tax questions.