



## SHORT SALE AFFIDAVIT

**Servicer:** CitiMortgage Inc. **Servicer Loan Number:** \_\_\_\_\_  
**Address of Property:** \_\_\_\_\_  
**Date of Purchase Contract:** \_\_\_\_\_ **Investor:** \_\_\_\_\_  
**Seller:** \_\_\_\_\_ **Buyer:** \_\_\_\_\_  
**Seller:** \_\_\_\_\_ **Buyer:** \_\_\_\_\_  
**Seller's Agent/Listing Agent:** \_\_\_\_\_ **Buyer's Agent:** \_\_\_\_\_  
**Escrow Closing Agent:** \_\_\_\_\_ **Transaction Facilitator (if applicable):**  
\_\_\_\_\_

This Short Sale Affidavit ("Affidavit") is given by the Seller(s), Buyer(s), Agent(s), and Facilitator to the Servicer and the Investor of the mortgage loan secured by the Property ("Mortgage") in consideration for the mutual and respective benefits to be derived from the short sale of the Property.

The buyer cannot resell the property within 30 days of the short sale settlement date.

The buyer cannot resell the property for greater than 120% of the short sale price within 90 days of the short sale settlement date.

The deed conveying the property to the purchaser should be amended, in compliance with applicable state law, to include the following provision:

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ [insert value equal to 120% of short sale price] until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee."

NOW, THEREFORE, the Seller(s), Buyer(s), Agent(s), and Facilitator do hereby represent, warrant and agree under the pains and penalties of perjury, to the best of each signatory's knowledge and belief, as follows:

- (a) The sale of the Property is an "arm's length" transaction, between Seller(s) and Buyer(s) who are unrelated and unaffiliated by family, marriage, or commercial enterprise;
- (b) There are no agreements, understandings or contracts between the Seller(s) and Buyer(s) that the Seller(s) will remain in the Property as tenants or later obtain title or ownership of the Property, except that the Sellers(s) are permitted to remain as tenants in the Property for a short term, as is common and customary in the market but no longer than ninety (90) days, in order to facilitate relocation;
- (c) Neither the Sellers(s) nor the Buyer(s) will receive any funds or commissions from the sale of the Property except that the Seller(s) may receive a payment if it is offered by the Servicer, approved by the Investor and, if the payment is made at closing of the short sale of the Property, reflected on the HUD-1 Settlement Statement;
- (d) There are no agreements, understandings or contracts relating to the current sale or subsequent sale of the Property that have not been disclosed to the Servicer;
- (e) All amounts to be paid to any person or entity, including holders of other liens on the Property, in connection with the short sale have been disclosed to and approved by the Servicer and will be reflected on the HUD-1 Settlement Statement;
- (f) Each signatory understands, agrees and intends that the Servicer and the Investor are relying upon the statements made in this Affidavit as consideration for the reduction of the payoff amount of the Mortgage and agreement to the sale of the Property;

- (g) A signatory who makes a negligent or intentional misrepresentation agrees to indemnify the Servicer and the Investor for any and all loss resulting from the misrepresentation including, but not limited to, repayment of the amount of the reduced payoff of the Mortgage;
- (h) This Affidavit and all representations, warranties and statements made herein will survive the closing of the short sale transaction; and
- (I) Each signatory understands that a misrepresentation may subject the person making the misrepresentation to civil and/or criminal liability.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Seller's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Seller's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Buyer's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Buyer's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Seller's Agent/Listing Agent's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Escrow Closing Agent's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.

Printed Name: \_\_\_\_\_

.

Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_

.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**(Buyer's Agent's Signature)** By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.  
Printed Name: \_\_\_\_\_

.  
Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_  
.

IN WITNESS WHEREOF, I have subscribed my name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Transaction Facilitator's Signature (if applicable)) By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

.  
Printed Name: \_\_\_\_\_

.  
Residing at: \_\_\_\_\_ My commission expires \_\_\_\_\_  
.

—