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16 December 2010

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To who it may concern,

Here is a short sale request on behalf of   Included are the following documents

Following is:

1. Letter of Authorization
2. Fully signed purchase contract with addendums
3. Preliminary HUD 1
4. Listing Agreement
5. MLS Listing
6. Listing History
7. Showing History
8. Market Analysis
9. Hardship Letter
10. Name affidavit
11. 2 most recent Bank Statements
12. Income explanation letter
13. Financial Sheet
14. 2008 and 2009 Tax Returns

My comments:

This property has been on the market with my company, Tutas Towne Realty, since June 21, 2010. It is has been fully marketed on over 500

websites including Realtor.com, Trulia.com, Zillow.com and the MLS.

I initially priced the property at $69,000. After several price reductions we started getting activity on the property once the property was price at $60,000. We negotiated a cash transaction of $54,000 in July but BofA countered at $64,000 and we lost the buyer.

So as instructed we placed the property back on the market September 23rd at $64,000. Once again it sat with no interest until we started making price reductions.

Fortunately, we have just placed the property under contract again at $62,500. The average selling price for similar properties over the last 6 months is $59,000. This makes the current contract price of $62,500 very good.

So…on behalf of   I humbly request that Bank of America accept this short sale as offered so we can move towards closing and avoid a costly foreclosure.

We also request a waiver of deficiency.

Please feel free to contact me with any questions or additional information that you may need. Thank you in advance for you attention to this matter.

Sincerely,

Bryant Tutas

Bryant Tutas
Broker/owner
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