Home Owner Acknowledgement and Agreement

We are here to work for you and your Real Estate Agent to get your short sale approval done as quick as possible. The undersigned as homeowner(s) do hereby acknowledge and agree to the following in regards to the short sale.

1. As a home owner looking to sell your home as a short sale you must be 100% committed to getting your home sold and cooperate in an expeditious manner with SSNAP and your agent to get it done. SSNAP will not submit a short sale file to any lender/lien holder(s) without a valid offer to purchase and required SSNAP documents, including but not limited to this acknowledgment and agreement. This document outlines the service provided by SSNAP and the rules and regulations for that service. Guidelines that must be adhered to with SSNAP are as follows:

2. SSNAP is a neutral third party representing the homeowner/listing agent during the short sale process and cannot provide any legal or tax advice. A legal professional such as an attorney or other competent tax advisor should be sought out as needed.

3. SSNAP may receive confidential information about the homeowner in order to process the short sale. This information may include the homeowner's financial status and personal information. SSNAP shall act in good faith throughout the short sale process with private information.

4. SSNAP cannot promise, represent, or guarantee that a foreclosure will be stopped or a short sale will be approved by the lender(s) and/or other lien holder(s) with interest in the subject property. SSNAP will not be held responsible or liable for the homeowner's foreclosure should one occur.

5. SSNAP reserves the right to refuse any file submission at their sole discretion. . SSNAP reserves the right to terminate, cancel or withdraw any submitted file without notice or delay at their sole discretion at any time.

6. SSNAP is not acting in the capacity of a Real Estate Agent or Broker and is not responsible for obtaining an offer on the subject property or the successful sale of the subject property.

7. This agreement and acknowledgement shall be governed by the laws of the State of Utah and was entered into in Salt Lake County, Utah, in the venue of Salt Lake County, Utah. Nothing in this agreement shall be construed to create an employer/employee relationship between the agent and SSNAP. SSNAP is an independent contractor and not an employee of the agent or the homeowner.

8. This agreement shall remain in effect until the successful completion and approval by any and all lien holders of record. Should a foreclosure occur during the short sale process, this agreement shall be immediately terminated and the file shall be suspended

9. This form shall serve as written authorization for SSNAP to contact and speak directly with the seller, the seller's lender, legal council, lien holder(s), and any other person or entity throughout the short sale process.

10. In the event SSNAP is successful in negotiating their professional fees with the lender and/or servicing company a minimum professional service fee of 15% of the listing agent's commission or $750, whichever is greater, is due and payable upon closing from the client and/or listing agent. Any of the above fees can be payable in the form of cash or check and can be paid by the client, real estate agent, buyer, investor, or any other party.

11. This agreement and acknowledgement constitutes the entire agreement of the parties with regard to the subject property, and replaces and supersedes all other agreements or understandings, whether written or oral.

Seller/Homeowner Date Print Name:	Seller/Homeowner Date Print Name:
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