



Real Estate Agent Acknowledgement and Authorization

Agreement:

The parties to the short sale submission shall be known as follows:

SSNAP, LLC - Service Provider

Client - Seller and/or Home Owner (a separate Acknowledgement and Authorization form has been provided to the seller)

Agent - Real Estate Agent representing the Seller

Lender and/or Lien Holder - Any person and/or entity holding recorded interest in the subject property.

Short Sale Processing Requirements:

This acknowledgement and authorization form must be returned with all other documentation requested.

It is the responsibility of the real estate agent to resolve any and all issues with the homeowner and the sale of the property. A loss mitigation file will not be submitted to any lien holders without a valid offer to purchase.

Acknowledgement:

SSNAP, LLC is a neutral third party representing the home seller and/or the agent throughout the short sale process.

Advise:

SSNAP, LLC is not providing any legal or tax advice. A legal professional such as an attorney or other competent tax advisor should be sought out as needed.

Authorization:

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

Commission/Compensation:

SSNAP, LLC does not guarantee the compensation an agent will receive, it is based upon lender and/or lien holder approval. A processing fee of \$750.00 is due and payable upon closing in the form of cash or check and can be paid by the client, real estate agent, buyer, investor, or any other party.

In the event SSNAP, LLC is successful in negotiating their professional fees with the lender and/or servicing company, in full or in part, SSNAP, LLC will credit the negotiated amount toward the Compensation payable to SSNAP, LLC.

Confidentiality:

Throughout the short sale process SSNAP, LLC may receive confidential information about the seller. This information may include the seller's financial status and personal information; SSNAP, LLC shall act in good faith throughout the short sale process.

Constant Contact:

Constant contact shall be provided to the agent via email for regular updates.

Disclosure:

This is to provide notice that SSNAP, LLC has a regular business relationship with Mountain View Title & Escrow, Inc. You are not required to use Mountain View Title & Escrow, Inc. for title/escrow services; however, we recommend the use of them and do business with them on a regular basis.

Entire Agreement:

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. 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.

Guarantee:

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

Independent Contractor:

Nothing in this agreement shall be construed to create an employer/employee relationship between the agent and SSNAP, LLC. SSNAP, LLC is an independent contractor and not an employee of the agent or the seller.

Representation:

SSNAP, LLC 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.

Term:

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.

Refusal/Termination Without Notice:

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

Withdrawal:

Upon submission of the complete file to the lender and/or lien holders of record, any withdrawal prior to written approval or denial by any/all of the lien holders of record for any reason other than a foreclosure having taken place, a \$750.00 fee shall apply and can be payable in the form of cash, check, or credit card and can be paid by the client, real estate agent, buyer, investor, or any other party.

Agent Name:

Agent Brokerage:

Agent Signature

Client/Seller Name:

Subject Property Address: