

## SHORT SALE DISCLAIMER

I, the undersigned, acknowledge that it has been disclosed to me by Seymour Law Firm, LLC that every attempt will be made to successfully close my short sale property in order to prevent my home from being foreclosed. I understand there is no guarantee that the lender(s) or creditor(s) having liens on my property will approve a payment for less than the full amount due on the loan. \_\_\_\_\_ (initials)

Furthermore, I understand that I am unlikely to receive any cash compensation from this transaction unless specifically authorized by the lender. \_\_\_\_\_ (initials)

I further have been advised that there may be tax ramifications associated with saving my home from foreclosure, including but not limited to, the issuance of an IRS tax form 1099 for any shortfall of the mortgage debt, and despite this possible tax consequence have decided to move forward with this transaction \_\_\_\_\_ (initials)

Although every effort will be made to obtain full release/payoff status of my loan, Seymour Law Firm, LLC cannot guarantee that the lender will not pursue a deficiency judgment against me. \_\_\_\_\_ (initials)

I understand that Gary L. Seymour, Esq. is a member of RES Group, LLC, a company specializing in short sale workouts, and that should I choose to hire RES Group, LLC, Attorney Seymour may receive compensation for said services from the lender, in addition to his attorney's fee for handling the closing of this matter. \_\_\_\_\_ (initials)

**I AM VOLUNTARILY AND INTELLIGENTLY SIGNING THIS DISCLAIMER AND HEREBY AUTHORIZING SEYMOUR LAW FIRM, LLC OR AN ANY AGENT THEREOF TO WORK ON THIS SHORT SALE.** \_\_\_\_\_ (initials)

\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Date