

PAUL E. STANSEN

NEGOTIATE FROM A POSITION OF POWER • REGAIN CONTROL

POSITIVE RESULTS

COMPREHENSIVE REAL ESTATE & LEGAL ANALYSIS
CREATING STRATEGIC ALLIANCES

THE '2008 EDGE'

- **CLOSE MORE deals on distressed properties**
- **No long-term commitment**
- **An attorney-broker-deal-maker on specific sales**
- **I instill confidence by maximizing representation**
- **I promote informed decision-making**
- **I am precise, prompt, & affordable: paid hourly or on contingency**

With your professional real estate abilities combined with my 23+ years expertise in real estate and law, I propose a **powerful alliance** aimed at increasing market share and consummated transactions.

To be most effective, **working with distressed properties requires legal expertise**. Taking on the complicated issues that arise during short sales negotiations increases the likelihood of consummated transactions.

My expert attorney and real estate services are available as follows:

- **CONSULTING:** I work with distressed homeowners to define their legal rights & obligations arising from defaulted loans and then negotiate with lenders on modifications, forbearances, short sales, and more. I help clients understand the Mortgage Forgiveness Debt Relief Act that may allow them to avoid ordinary income arising from debt relief & I help them contend with a lender's right to sue on REFI loans for amounts not satisfied in a short sale.
- **LISTINGS:** After reviewing files, many homeowners will not qualify for a loan modification or forbearance. These homeowners are compelled to pursue other options such as selling their residences in a short sale. To be effective, an attorney must be involved to provide needed advice and oversight.

I work in a strategic alliance with sellers and their listing agents to bring about a more informed & quicker sale. For those sellers who cannot afford to pay my hourly fees to close escrow, I am available on a contingent basis to effectuate the short sale. Paid by a portion of the listing office commission (LOC) approved by the lender, I team with the listing agent to close escrow.

Let me demonstrate how much more powerfully property representations will be with me as part of your team. Email PESAPC@Stansen.com and/or call me (888.529.6632) to discuss possibilities.

POSITION YOURSELF & THE PROPERTY FOR SUCCESS !!

PAUL E. STANSEN

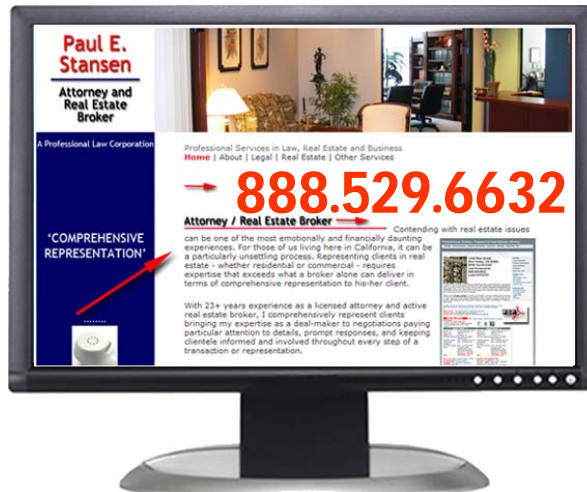
Attorney / Broker

a Professional Corporation
26500 Agoura Road # 545
Calabasas, California 91302

P/ 888.529.6632 F/ 818.706.7728

PESAPC@Stansen.com

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WWW.STANSEN.COM

HELPING PARTICIPANTS IN THE PREFORECLOSURE PROCESS



COMPREHENSIVE REAL ESTATE ANALYSIS: Attorney - Paul Stansen

www.STANSEN.com

PESAPC@STANSEN.com

STEP 1: NATURE OF PROBLEM

DEFINE LOAN ENCUMBRANCES

Loans / Lenders

TD1 _____

\$ _____ / PM \$ _____

Default Y / N – Months Behind _____

TD2 _____

\$ _____ / PM \$ _____

Default Y / N – Months Behind _____

Are loan docs available for review?
YES (___) NO (___)

HARDSHIP EXPLAINED

- ___ Combination of problems
- ___ Insufficient income/assets to cure
- ___ Declined value of property
- ___ In constructions business
- ___ Real estate REALTOR MORTGAGE
- ___ Emergency / ___ Medical
- ___ Disso of Marriage
- ___ Rate increase unaffordable
- ___ Unemployed / ___ Single Earner

INCOME - H\$ _____ W\$ _____

NOD – N / Y : ___ / ___ / 200___

STEP 2: CONTACT DATA

Referrer

Name:

Phone:

Email:

Client

Name:

Address:

City:

Zip:

County: _____

Phone:

Email:

CLIENT TO PROVIDE KEY DOCS

- Mortgage Statement/s
- Originating Loan Docs / Discls / Applc
- Third Party Authorization Form
- Hardship letters
- Broker listing and BPO / Comps
- FINANCIAL STATEMENT**
- Most recent 2 months pay stubs
- Most recent 2 months bank statements
- Most recent 2 years tax returns
- Signed Arms Length Offer
- HUD-1 reflecting proposed payoffs

2-PHASE HELP + COSTS

PHASE 1 – Baseline Review

1. Baseline review based on key data
 2. Engagement Memo Signed
 3. Comprehensive Findings Letter
 4. Discussion of goals / strategies
- COSTS for Professional Assistance**
1-Page Engagement Memo defines scope of work – **FLAT \$\$\$ FEE**

PHASE 2 – Negotiate Workout

5. (Typically a) SHORT SALE
- COSTS for Professional Assistance**
Per Attorney-Client Fee Agreement
GREATER OF:
1% of Lender approved sales price or 45% of listing office commission
RETAINER REQUIRED

ATTORNEY + BROKER

Paul E Stansen, a Prof Law Corp

- ✓ 24+ years real estate expertise
- ✓ I assist homeowners approaching or in preforeclosure – analyze situation, define rights & obligations, recommend strategies & implement solutions to improve situation.

Paul E. Stansen
a Professional Law Corporation

26500 Agoura Rd # 545
Calabasas, CA 91302

TF/ 888.529.6632
F/ 818.706.7728

ATTORNEY
CA SBN 165037
CO SBN 13821
BROKER
DRE ID 00923138

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PESAPC

STRATEGIC ALLIANCE: STEP BY STEP

Timeline

2-3 Months

Mortgage Default

90 Days

NOD Recorded – Grace Period to structure workout

FILE Petition for Bankruptcy or TRO

21-25 Days

Notice of Trustee Sale

No cure last 5 days

111 Days

Public Sale

REO

Evicted

ENGAGEMENT MEMO OF UNDERSTANDING

CLIENT NAME _____

'PROPERTY ADDRESS' _____

SCOPE OF SERVICES

I am ready, able and willing to assist you with your property as follows:

- assess your legal rights and obligations relating to the loans encumbering it
- calculate / contend with possible escrow shortfalls
- address tax ramifications (i.e., possible 'cancellation of debt' income and/or capital gains)
- explore various options available to you based on your circumstances
- explore various strategies to help you minimize negative impacts from defaulting

GOAL – WORK PRODUCT

Review sufficient documentation that enables Attorney & Client to make informed decisions about what steps Client should take to resolve mortgage default. Attorney will prepare letter summarizing concerns, strategies and recommended solutions along with proposal to assist with Strategic Alliance program if property / homeowner are short sale candidates.

INITIAL INFO REVIEWED and DISCLAIMER

The scope of my work performance is narrowly construed. I take purposeful steps that ...

- allow me to understand your financial situation with respect to the property
- allow me to scrutinize loan and other key documentation
- frame possible scenarios that lead to recommended strategies and solutions

Without first coming to terms with your financial and property situation:

- I **cannot and will not** provide legal or other advice.
- I **cannot and will not** talk with others on your behalf until I first conduct my thorough analysis based on key documentation including, at least, the following:

+

DOCUMENTS REQUIRED:

1. **Complete loan documentation** – thick package of papers that you signed with lender:
 - > the original loan application upon which the loan/s was/were funded
 - > the Promissory Note/s + the Deed/s of Trust
 - > Loan Disclosures
 - > ATTACHED Financial Statement
2. Most recent past two (2) **Mortgage Statement/s** for the loan/s – **FRONT AND BACK SIDES**
3. A written bullet point narrative from you about 1/ your **objectives** 2/ your **financial hardship**

I will use my best efforts to analyze various factors affecting your Property but I have advised you and you acknowledge that there are many unpredictable variables that affect the disposition of it. I have informed you that neither a 'short sale' nor a 'deed in lieu of foreclosure' are ways to escape a contractual obligation and neither option is available to borrowers who can afford the mortgage and other property payments. For that reason, I make no representations regarding the disposition of your Property. Moreover, nothing in this Agreement and nothing in my statements to you are to be construed as a promise or guarantee about the outcome of your matters. I make no such promise or guarantee. Any comments about the outcome of your matter are expressions of opinion only.

LENDER NAME

OWED / OUTSTANDING \$

MONTHLY MORTGAGE \$

TRUST DEED / LOAN # 1 _____

TRUST DEED / LOAN # 2 _____

HOW TO ENGAGE ATTORNEY PAUL STANSEN

- Provide all available documentation (see above) to address noted below
- **PAY FEE** for the professional services to be rendered = Promotional fee of **\$750** > expires 7/15/08
Fully earned fee can be paid by cash, check (payable to Paul E. Stansen, APC) or by credit card (PayPal) here: <http://www.stansen.com/CC.html>

NOTE: PayPal charges administrative fee; IF fee paid by CC, pay **\$775**

NOTE: No work is started without documents delivered and fee paid.

NOTE: Any work done beyond initial review is based on separate written fee agreement.

CLIENT SIGNATURE(S)

With my signature, the undersigned acknowledges and agrees to the foregoing:

SIGN > _____

PRINT > _____

Last 4 SS # _____

DATE: ___/___/2008

DATE: ___/___/2008

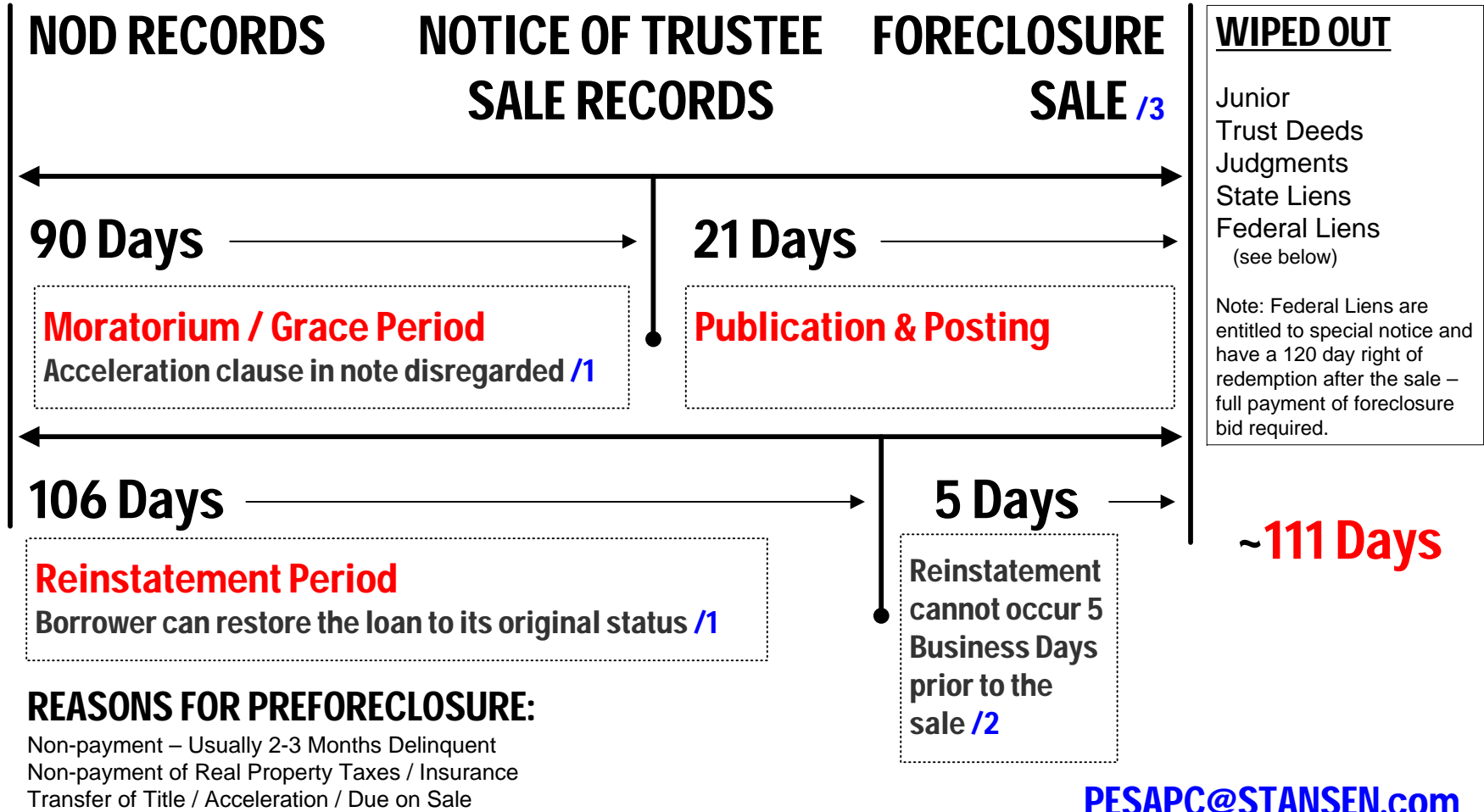
PAUL E. STANSEN, A Professional Corporation

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DROP OFF DOCUMENTS AT ... 947 E Thousand Oaks Blvd, Thousand Oaks, CA 91360 or MAIL TO 26500 Agoura Road, Calabasas, CA 91302



PREFORECLOSURE - Non-Judicial : Time Line = ~ 111 Days



Paul E. Stansen
a Professional Law Corporation
26500 Agoura Rd # 545
Calabasas, CA 91302
TF/ 888.529.6632
F/ 818.706.7728
ATTORNEY
BROKER/REALTOR

/1
Not all defaults are curable or subject to reinstatement (failure to pay the balance at maturity / balloon)

/2
If a sale is postponed to a date more than 5 business days beyond the scheduled sale date, the reinstatement period is automatically extended but there is no right of reinstatement during the final 5-business day before the Renoticed Sale

/3
A Trustee may postpone the sale on instruction from the beneficiary, or its own discretion. It must postpone if ordered by a Court. The Sale Date can be extended without re-recording NOD

Analyzing a Homeowner's Mortgage Default – Structuring the Client Letter



Paul E. Stansen
 a Professional Law Corporation
 26500 Agoura Rd # 545
 Calabasas, CA 91302
 TF/ 888.529.6632
 F/ 818.706.7728
 ATTORNEY
 CA SBN 165037
 CO SBN 13821
 BROKER
 DRE ID 00923138

www.STANSEN.com

PESAPC@STANSEN.com

FACTORS AFFECTING OUTCOME

- Loan Application Representations
- Hardship: Demonstrating Credibility
- Solvency – Financial Status
- Primary Residence vs. Investment

STEP 1: Disclosures

- Scope of Assignment
- Complicated matter
- Assistance available beyond Letter

STEP 2: Docs Requested

- Originating Loan Docs
- Trust Deeds + Promissory Notes
- All Disclosures + Loan Applications
- Mortgage Statements + Demand Payoffs
- Summary of Client Objectives
- Valuation Data – MLS / Comps / CMA
- Financial Statement / Tax Returns

STEP 3: Loan Summary

- Date Originated + Originated by who?
- Principal borrowed / outstanding
- Amortization period
- Collections / Loan serviced by ???
- Mortgage Amount \$ ____ + INT RATE
- FIXED / VAR / NEG AM + Other terms
- Prepayment Penalty – Duration?
- Loan Application Representations

**STEP 4: Legal Analysis
CAN CLIENT BE SUED ?**

PMTD – Purchase Money – CCP 580(b)
 Arose when property was purchased –
 Deficiency Judgment BARRED ...

REFINANCE – Recourse Liability
 Arose after property was purchased –
 Deficiency Judgment ALLOWED ...
 except - Single Lienholder -1/2 loan/s

EFFECT OF NOD RECORDATION
Pro – non-adversarial + time-savings +
 relatively inexpensive
Con – deficiency judgment forfeited +
 Election of Remedy (except FRAUD)

NOTE Section 8 - TD1 – importance
 placed on borrower's loan application

STEP 5: Options Explored

- Loan Refinance – challenges
- Loan Modification – lender limitations
- Repayment Plans – affordability
- Forbearance – delays problem
- Preforeclosure Sale – Short Pay
- Deed in Lieu – Voluntary Foreclosure
- Foreclosure
- Bankruptcy
- NUMERIC ANALYSIS:** Escrow Shortfall
 + COD Income + Gain / Loss

**STEP 6: Tax Analysis
COD INCOME / GAIN/LOSS**

Is client legally SOLVENT – refer to BK

COD – Cancellation of Debt Income
 MFDRA – summary
 > PRINCIPAL RESIDENCE ONLY
 > Window Period: 2007-2008-2009
 > NA to Cash Out REFINANCE > Must
 be for purchase or capital improvements

GAINS – Exempt ?
 Exempt if purchase after May 1997 +
 occupied 2/5 years as primary residence
 + exempt \$250k S/TP - \$500k J/TP

LOSS – Deductible ?
 Perhaps if investment property
 Never deductible on personal residence

STEP 7: Recommendations

- Provide detailed financial data for review
- Refine Hardship Letter
- Enter into Attorney Client Fee Agreement
- Discussion about mortgage payments
- Talk with CPA
- Determine solvency – BK attorney
- Set events / decisions to calendar
- Stay in game to influence outcome

STEP 8: Practical Opinions

STRATEGIC ALLIANCE: STEP BY STEP

Timeline

2-3 Months

Mortgage Default

90 Days

NOD Recorded – Grace Period to structure workout

FILE Petition for Bankruptcy or TRO

21-25 Days

Notice of Trustee Sale

No cure last 5 days

111 Days

Public Sale

REO

Evicted

PART E: MONTHLY INCOME

	DESCRIPTION (MONTHLY)	Borrower	Co-Borrower	TOTAL
1	Gross Salary Wages			
2	Overtime Wages			
3	Commissions (how often paid)			
4	Bonuses (when paid)			
5	Social Security			
6	Disability (short term or long term)			
7	Other Income (interest, rental, etc.)			
8	Alimony**			
9	Child Support**			
10	TOTAL MONTHLY INCOME (add lines 1-9)			
11	Less: Federal, FICA, and State Income Tax			
12	Other Deductions (401k, etc.)			
13	TOTAL DEDUCTIONS (add lines 11 & 12)			
14	NET PERSONAL INCOME (line 10 minus line 13)			

** **Notice:** Alimony, child support, or separate maintenance income need not be revealed if the Borrower or Co-Borrower does not choose to have it considered for repaying the mortgage.

PART F: MONTHLY EXPENSES

	DESCRIPTION (MONTHLY)	MONTHLY PMT	BALANCE DUE	# of MOS. DELINQUENT
1	Primary Home Mortgage (including taxes & insurance)			
2	Taxes on primary home (if not included in #1)			
3	Insurance on primary home (if not included in #1)			
4	Rent Payment (if owner not occupying subject property)			
5	Maintenance on primary home			
6	Other Mortgages			
7	Automobile Loan(s)			
8	Other Loans			
9	Credit Cards (minimum payment)			
10	Alimony			
11	Child Support			
12	Child Care			
13	Utilities (water, electricity, gas, etc.)			
14	Telephone			
15	Insurance (automobile, health, & life)			
16	Medical expenses (uninsured)			
17	Car expenses (gas, maintenance, parking)			
18	Groceries and Toiletries			
19	Dry Cleaning and Clothing			
20	Spending Money			
21	Cable TV			
22	Entertainment (hobbies, dinner, movies, etc.)			
23	Vacations			
24	School Tuition			
25	HOA Fees			
26	Dependent Care			
27	Other Monthly Expenses*			
	*Explain:			
28	TOTAL PERSONAL EXPENSES (add lines 1-27)			

EXPLANATION OF HARDSHIP

What changes or events have occurred since your loan originated that have caused you to fall behind?

How did this impair your ability to afford your mortgage payments?

When did the change(s) and/or event(s) occur?

Do you anticipate any improvement in your financial situation in the near future? _____ yes _____ no

If yes, please explain:

How much are you able to contribute towards your loan as of today? _____

How much are you able to contribute towards your loan in thirty (30) days? _____

ACKNOWLEDGEMENT AND AUTHORIZATION

I (we) agree that the financial information provided is an accurate statement of my (our) financial status. I (we) understand and acknowledge that any action taken by the lender of my (our) mortgage loan on my (our) behalf will be made in strict reliance on the financial information provided. I (We) authorize verification or re-verification of any information contained in this Financial Statement at anytime by the lender, its agents, successors and assigns, either directly or through a third party, including but not limited to a credit reporting agency, from any source named in this Financial Statement or otherwise submitted in connection therewith. My (Our) signature(s) below grants the lender the authority to contact my realtor, credit counseling service representative (if applicable), or any third party with respect to matters represented in this Financial Statement.

By: _____ Date: _____
Signature of Borrower

By: _____ Date: _____
Signature of Co-Borrower

Mortgage Forgiveness Debt Relief Act

What is the Mortgage Forgiveness Debt Relief Act of 2007?

The Mortgage Forgiveness Debt Relief Act of 2007 was enacted on December 20, 2007 ([see News Release IR-2008-17](#)). Generally, the Act allows exclusion of income realized as a result of modification of the terms of the mortgage, or foreclosure on your principal residence.

What does that mean?

Usually, debt that is forgiven or cancelled by a lender must be included as income on your tax return and is taxable. The Mortgage Forgiveness Debt Relief Act of 2007 allows you to exclude certain cancelled debt on your principal residence from income.

Does the Mortgage Forgiveness Debt Relief Act of 2007 apply to all forgiven or cancelled debts?

No, the Act applies only to forgiven or cancelled debt used to buy, build or substantially improve your principal residence, or to refinance debt incurred for those purposes.

What about refinanced homes?

Debt used to refinance your home qualifies for this exclusion, but only up to the extent that the principal balance of the old mortgage, immediately before the refinancing, would have qualified.

Does this provision apply for the 2007 tax year only?

It applies to qualified debt forgiven in 2007, 2008 or 2009.

If the forgiven debt is excluded from income, do I have to report it on my tax return?

Yes. The amount of debt forgiven must be reported on Form 982 and the Form 982 must be attached to your tax return.

Do I have to complete the entire Form 982?

[Form 982, Reduction of Tax Attributes Due to Discharge of Indebtedness \(and Section 1082 Adjustment\)](#), is used for other purposes in addition to reporting the exclusion of forgiveness of qualified principal residence indebtedness. If you are using the form only to report the exclusion of forgiveness of qualified principal residence indebtedness as the result of foreclosure on your principal residence, you only need to complete lines 1e and 2. If you kept ownership of your home and modification of the terms of your mortgage resulted in the forgiveness of qualified principal residence indebtedness, complete lines 1e, 2, and 10b. Attach the Form 982 to your tax return.

Where can I get this form?

You can download the form at [IRS.gov](#), or call 1-800-829-3676. If you call to order, please allow 7-10 days for delivery.

How do I know or find out how much was forgiven?

Your lender should send a Form 1099-C, Cancellation of Debt, by January 31, 2008. The amount of debt forgiven or cancelled will be shown in box 2. If this debt is all qualified principal residence indebtedness, the amount shown in box 2 will generally be the amount that you enter on lines 2 and 10b, if applicable, on Form 982.

Can I exclude debt forgiven on my second home, credit card or car loans?

Not under this provision. Only cancelled debt used to buy, build or improve your principal residence or refinance debt incurred for those purposes qualifies for this exclusion.

If part of the forgiven debt doesn't qualify for exclusion from income under this provision, is it possible that it may qualify for exclusion under a different provision?

Yes. The forgiven debt may qualify under the "insolvency" exclusion. Normally, a taxpayer is not required to include forgiven debts in income to the extent that the taxpayer is insolvent. A taxpayer is insolvent when his or her total liabilities exceed his or her total assets. The forgiven debt may also qualify for exclusion if the debt was discharged in a Title 11 bankruptcy proceeding or if the debt is qualified farm indebtedness or qualified real property business indebtedness. If you believe you qualify for any of these exceptions, see the instructions for Form 982.

Is there a limit on the amount of forgiven qualified principal residence indebtedness that can be excluded from income?

There is no dollar limit if the principal balance of the loan was less than \$2 million (\$1 million if married filing separately for the tax year) at the time the loan was forgiven. If the balance was greater, see the instructions to Form 982, page 4.

Is there anything else I need to know before filing?

Yes. Because the Mortgage Forgiveness Debt Relief Act of 2007 was passed so late in the year, the software systems used by tax preparers and at the Internal Revenue Service need to be updated to accept the revised Form 982. The IRS expects to be able to process the new Form 982 electronically on March 3, 2008.

The information provided above comes from the U.S. Department of Treasury, Internal Revenue Service web site- <http://www.irs.gov/individuals/article/0,,id=179414,00.html>. If you have questions regarding the Mortgage Forgiveness Debt Relief Act and how it applies to you, please contact the Internal Revenue Service or a tax attorney or tax consultant.



REFERRAL FEE AGREEMENT

IDENTIFICATION OF PERSONS AND ENTITIES:

REFERRING BROKER: TROOP REAL ESTATE, Inc. (Brokerage firm name)
 REFERRING AGENT (if any): PAUL E .STANSEN, ATTORNEY BROKER DRE ID 00923138 (Associate-Licensee)
 Address 26500 AGOURA ROAD # 545, CALABASAS, CA 91302
 Phone (888)529-6632 Fax (818)706-7728 E-mail PESAPC@Stansen.com

RECIPIENT BROKER: < complete > (Brokerage firm name)
 RECIPIENT AGENT (if any): < complete > (Associate-Licensee)
 Address _____
 Phone _____ Fax _____ E-mail _____

PRINCIPAL: < complete > (Client or Customer name)
 Address < complete >
 Phone _____ Fax _____ E-mail _____

AGREEMENT:

In consideration for receipt of the referral of Principal from Referring Broker, Recipient Broker agrees to pay Referring Broker as follows:
 _____ % of the total gross compensation earned by Recipient Broker (based upon the Principal's side of the transaction), OR
 \$ _____, payable (through escrow, if used in Principal's transaction) upon recordation of deed or other evidence of
 transfer, if within 12 months (or _____) from the date of this Agreement, Principal:

- Buys _____
- Sells GROSS Listing office commission split: 55% AGENT / 45% STANSEN
- Leases _____
- Other Attached Addendum No. One

Other terms: NOTE: STANSEN share in listing office commission is GREATER of 1% of lender approved sales price or percentage noted above and is based on GROSS LOC.

Date: _____

Date: _____

REFERRING BROKER:

TROOP REAL ESTATE, Inc.
 (Brokerage firm name)

RECIPIENT BROKER:

 (Brokerage firm name)

By _____
 Its Broker Office Manager (check one)
PAUL E. STANSEN
 (Print Name)

By _____
 Its Broker Office Manager (check one)

 (Print Name)

Referring Broker
 Tax ID # _____

California real estate law prohibits (a) a broker from paying compensation for licensed activity to anyone other than (i) a broker, (ii) a salesperson who is licensed under the compensating broker or (iii) a broker of another State and (b) a salesperson from paying compensation to another licensee for licensed activity, except through the employing broker. Federal law prohibits giving or accepting a fee or other thing of value for a referral involving a federally related mortgage loan (most residential one to four property transactions) unless pursuant to a cooperative brokerage arrangement.

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REVISED 10/98

OFFICE USE ONLY
 Reviewed by Broker
 or Designee _____
 Date _____

**REFERRAL FEE AGREEMENT (RFA-11 PAGE 1 OF 1)**



ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. ONE

The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [X] other Attached RFA-11

dated _____, on property known as XXX <complete>

in which Referring Broker Paul Stansen is referred to as ("Buyer/Tenant") and Recpnt Agent is referred to as ("Seller/Landlord").

- SCOPE OF RESPONSIBILITIES - RECEIVING AGENT as Listing broker:
1- takes at least 5% listing - attaches Short Sale Listing Addendum,
2- places in MLS identifying this as a 'Short Sale Listing',
3- creates and distributes flyer to coop brokers + public,
4- obtains keys to property from seller client,
5- installs key safe & sign (if authorized in writing by seller),
6- creates CMA report - provides promptly & periodically to Stansen,
7- takes digital photos - provides promptly & periodically to Stansen,
8- prepares all standard and legally required disclosures,
9- markets for sale,
10- solicits offers,
11- transmits offer/s to Stansen for review BEFORE seller/s sign/s anything,
12- processes transactional documents that Stansen generates,
13- encourages buyer to perform to terms of contract on basis that time is of essence,
14- opens escrow,
15- keeps in frequent communication with Stansen preferrably by email - PESAPC@Stansen.com
16- maintains professional liability insurance,
17- informs Stansen by email if buyer is not performing to terms of contract,
18- PROVIDES for the 'Stansen Short Sale Package' the following documents:
(a) LISTING AGREEMENT - NEED with ALL ATTACHMENTS including SSLA
(b) CMA REPORT - NEED NEW ONE DATED THE WEEK AN OFFER IS PRESENTED
(c) FULLY EXECUTED OFFER - WHEN PRESENTED, NEED with C/Os and Addenda
(d) HUD-1 - NEED FROM ESCROW HOLDER

STANSEN's Responsibilities are solely as negotiator for possible short sale with property owner's lender(s). Stansen does not assume any role as listing agent which carries with it specific tasks that Stansen will not be involved with in any fashion whatsoever. Agent holds Stansen harmless and indemnifies him for activities and responsibilities that are purposefully / exclusively discharged by Agent.

MANAGER SIGNED:

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____

Buyer/Tenant Referring Broker Paul Stansen Seller/Landlord Recpnt Agent

Buyer/Tenant _____ Seller/Landlord _____

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Reviewed by Broker or Designee _____ Date _____

