



PRICE LAW GROUP
A Professional Corporation

SHORT SALE NEGOTIATION PACKET

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Price Law Group has offices throughout California, Nevada, Arizona and New York

Price Law Group Short Sale Package

For almost 20 years, Price Law Group has been helping clients resolve their issues with their distressed properties. Recently, with foreclosures at an all-time high, Price Law Group has decided to apply our expertise to the most practical alternative to foreclosure: Short Sales. As a firm sensitive to Realtors'® concerns, we have responded by marshalling our resources to service each of your listings while streamlining the often cumbersome Short Sale process.

In addition to our legal expertise, our principals have developed a far reaching network of contacts including property owners, mortgage companies, banks and Realtors®, allowing us to deliver time-and-again where others fail. These relationships combined with our commitment to exceptional service benefits both our clients – and yours.

To get started, we ask that you carefully review, complete and return this package to us at your earliest convenience. If at any point you have any comments, questions or concerns, please don't hesitate to contact us at (800) 884-6000 ext. 2000.

Sincerely,

Price Law Group

Table of Contents

1. Homeowner Submission Checklist

A checklist to make sure you have all the required items and documents necessary for us to begin the Short Sale process.

2. Property Profile

This form provides us the necessary information regarding the property, your client's loan(s), and any outstanding liens.

3. Authorization Form(s). Use a separate one for each lender. Two (2) copies are provided.

This form authorizes the lender(s) to discuss your client's loan with representatives of Price Law Group, allowing us to negotiate with the Lender on your behalf.

4. Hardship Letter

5. Financial Statement

This form provides the necessary financial information your client's lender(s) requires to consider a short sale.

6. Client Agreement

This document describes the services we provide and the terms of the agreement between Price Law Group and our clients.

Homeowner Submission Checklist

The following documents are outstanding and required in order to submit your short sale request to the lender(s):

PLG Required Forms:

- Client Agreement – executed by seller(s), listing agent and PLG Employee
- Escrow Demand
- Property Information Sheet – contact information for seller, property details, etc
- Authorization for Lender and/or Trustee – required for each loan.
If in foreclosure, Trustee authorization recommended

FROM CLIENT/SELLER:

- Income Documentation: 2 most recent paystubs for each borrower; Year to date Profit and Loss Statement for self-employed
- Bank Statements: 2 most recent bank statements for all accounts; all pages
- Financials: income & expenses, sign & dated -or- lender-specific submission form(s) signed & dated
- Hardship Letter, signed & dated
- 2008 & 2009 Federal Income Tax Returns, sign & date page 2
- 4506-T form signed & dated

FROM LISTING AGENT:

- Listing Agreement, fully executed
- Purchase contract, fully executed with all addendums & counter offers
- Escrow Contact for ordering estimated HUD1 -or- provide estimated HUD1
- MLS Print out
- 3 comparable sales to support offer price
- Buyer's prequalification letter (if financing) -or- verification of funds to close (if ALL CASH offer)

For BANK OF AMERICA Payoffs Only

- Photo of subject property in JPG format
- Additional information required from EACH BUYER:*
- First 5 digits of SSN
 - Date of Birth
 - Address
 - Telephone Number

Thank you for your business!

TO SUBMIT OUTSTANDING DOCUMENTS: Please use this page when transmitting document...

Via Fax: Check off the boxes for items being sent. Number of pages in fax: _____
Via Email: Copy/paste this into the body of the email. Check off the boxes for items attached.

Property Profile Form

Owner(s) _____

Borrower(s) Name(s): _____

(if different from above)

Primary Phone: _____ Soc Sec #(s): _____

Alt. Phone: _____ Email: _____

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Beds: _____ Bath: _____ Sq.Ft: _____ Stories: _____ Purchase Price: \$ _____

Home Address: _____

(if different from above)

Vacant, Tenant or Owner Occupied? _____

Tenant/Management Co Name: _____

Phone #: _____ Fax: _____ Email: _____

1st Lender: _____

Balance: _____

Monthly Payment: _____

Loan no: _____

Months Late: _____

Phone Number: _____

2nd Lender: _____

Balance: _____

Months Late: _____

Loan no: _____

Monthly Payment: _____

Phone Number: _____

HOA Company: _____

Monthly Dues: \$ _____

Phone Number: _____

Month(s) Late: _____ Is a lien filed? _____

Is Property Listed? _____ Date of Listing: _____

Agents Name: _____

Listing Price: _____

Do you have an accepted offer? _____

Agents Phone: _____

Email: _____

Notice of Default filed? If yes, date of notice _____

Property Taxes Current? _____

Any other Liens? Name: _____

Notice of Trustee Sale filed? If yes, date of sale _____

How much owed: \$ _____

Amount: \$ _____

Any Repairs needed? (General Condition of the home: outside, inside, carpet, paint, drapes, kitchen, bath etc.)

Estimated Amount of Repairs: \$ _____

Servicer: _____

Loan Number: _____

BORROWER		CO-BORROWER	
Borrower's name		Co-borrower's name	
Social Security number	Date of birth	Social Security number	Date of birth
Home phone number with area code		Home phone number with area code	
Cell or work number with area code		Cell or work number with area code	

<i>I want to:</i>	<input type="checkbox"/> Keep the Property	<input type="checkbox"/> Sell the Property	
<i>The property is my:</i>	<input type="checkbox"/> Primary Residence	<input type="checkbox"/> Second Home	<input type="checkbox"/> Investment
<i>The property is:</i>	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Renter Occupied	<input type="checkbox"/> Vacant

Mailing address	
Property address (if same as mailing address, just write same)	E-mail address

<i>Is the property listed for sale?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Have you received an offer on the property?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Date of offer</i> _____ <i>Amount of offer \$</i> _____ <i>Agent's Name:</i> _____ <i>Agent's Phone Number:</i> _____ <i>For Sale by Owner?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Have you contacted a credit-counseling agency for help?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please complete the following:</i> <i>Counselor's Name:</i> _____ <i>Agency Name:</i> _____ <i>Counselor's Phone Number:</i> _____ <i>Counselor's E-mail:</i> _____
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<i>Who pays the real estate tax bill on your property?</i> <input type="checkbox"/> I do <input type="checkbox"/> Lender does <input type="checkbox"/> Paid by condo or HOA <i>Are the taxes current?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Condominium or HOA Fees</i> <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ <i>Paid to:</i> _____	<i>Who pays the hazard insurance premium for your property?</i> <input type="checkbox"/> I do <input type="checkbox"/> Lender does <input type="checkbox"/> Paid by Condo or HOA <i>Is the policy current?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Name of Insurance Co.:</i> _____ <i>Insurance Co. Tel #:</i> _____
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<i>Have you filed for bankruptcy?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes:</i> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 13 <i>Filing Date:</i> _____ <i>Has your bankruptcy been discharged?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Bankruptcy case number</i> _____
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Additional Liens/Mortgages or Judgments on this property:

Lien Holder's Name/Servicer	Balance	Contact Number	Loan Number

HARDSHIP AFFIDAVIT

I (We) am/are requesting review under the Making Home Affordable program.
I am having difficulty making my monthly payment because of financial difficulties created by (check all that apply):

<input type="checkbox"/> My household income has been reduced. For example: unemployment, underemployment, reduced pay or hours, decline in business earnings, death, disability or divorce of a borrower or co-borrower.	<input type="checkbox"/> My monthly debt payments are excessive and I am overextended with my creditors. Debt includes credit cards, home equity or other debt.
<input type="checkbox"/> My expenses have increased. For example: monthly mortgage payment reset, high medical or health care costs, uninsured losses, increased utilities or property taxes.	<input type="checkbox"/> My cash reserves, including all liquid assets, are insufficient to maintain my current mortgage payment and cover basic living expenses at the same time.
<input type="checkbox"/> Other:	
Explanation (continue on back of page 3 if necessary): _____ _____	

Loan Number: _____

INCOME/EXPENSES FOR HOUSEHOLD ¹				▶ Number of People in Household:	
Monthly Household Income		Monthly Household Expenses/Debt		Household Assets	
Monthly Gross Wages	\$	First Mortgage Payment	\$	Checking Account(s)	\$
Overtime	\$	Second Mortgage Payment	\$	Checking Account(s)	\$
Child Support / Alimony / Separation ²	\$	Insurance	\$	Savings/ Money Market	\$
Social Security/SSDI	\$	Property Taxes	\$	CDs	\$
Other monthly income from pensions, annuities or retirement plans	\$	Credit Cards / Installment Loan(s) (total minimum payment per month)	\$	Stocks / Bonds	\$
Tips, commissions, bonus and self-employed income	\$	Alimony, child support payments	\$	Other Cash on Hand	\$
Rents Received	\$	Net Rental Expenses	\$	Other Real Estate (estimated value)	\$
Unemployment Income	\$	HOA/Condo Fees/Property Maintenance	\$	Other _____	\$
Food Stamps/Welfare	\$	Car Payments	\$	Other _____	\$
Other (investment income, royalties, interest, dividends etc.)	\$	Other _____	\$	Do not include the value of life insurance or retirement plans when calculating assets (401k, pension funds, annuities, IRAs, Keogh plans, etc.)	
Total (Gross Income)	\$	Total Debt/Expenses	\$	Total Assets	\$

INCOME MUST BE DOCUMENTED

¹Include combined income and expenses from the borrower and co-borrower (if any). If you include income and expenses from a household member who is not a borrower, please specify using the back of this form if necessary.

²You are not required to disclose Child Support, Alimony or Separation Maintenance income, unless you choose to have it considered by your servicer.

INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the federal government in order to monitor compliance with federal statutes that prohibit discrimination in housing. **You are not required to furnish this information, but are encouraged to do so. The law provides that a lender or servicer may not discriminate either on the basis of this information, or on whether you choose to furnish it.** If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, the lender or servicer is required to note the information on the basis of visual observation or surname if you have made this request for a loan modification in person. **If you do not wish to furnish the information, please check the box below.**

BORROWER <input type="checkbox"/> I do not wish to furnish this information	CO-BORROWER <input type="checkbox"/> I do not wish to furnish this information
<i>Ethnicity:</i> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	<i>Ethnicity:</i> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
<i>Race:</i> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	<i>Race:</i> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White
<i>Sex:</i> <input type="checkbox"/> Female <input type="checkbox"/> Male	<i>Sex:</i> <input type="checkbox"/> Female <input type="checkbox"/> Male

Loan Number: _____

ACKNOWLEDGEMENT AND AGREEMENT

In making this request for consideration under the Making Home Affordable Program I certify under penalty of perjury:

1. That all of the information in this document is truthful and the event(s) identified on page 1 is/are the reason that I need to request a modification of the terms of my mortgage loan, short sale or deed-in-lieu of foreclosure.
2. I understand that the Servicer, the U.S. Department of Treasury, or their agents may investigate the accuracy of my statements and may require me to provide supporting documentation. I also understand that knowingly submitting false information may violate Federal law.
3. I understand the Servicer will pull a current credit report on all borrowers obligated on the Note.
4. I understand that if I have intentionally defaulted on my existing mortgage, engaged in fraud or misrepresented any facts(s) in connection with this document, the Servicer may cancel any Agreement under Making Home Affordable and may pursue foreclosure on my home.
5. I am willing to provide all requested documents and to respond to all Servicer questions in a timely manner and to otherwise comply with all requirements of the Making Home Affordable Program that may be in effect from time to time.
6. I understand that the Servicer will use the information in this document to evaluate my eligibility for a loan modification or short sale or deed-in-lieu of foreclosure, but the Servicer is not obligated to offer me assistance based solely on the statements in this document.
7. I am willing to commit to credit counseling if it is determined that my financial hardship is related to excessive debt.
8. If I was discharged in a Chapter 7 bankruptcy proceeding subsequent to the execution of the Loan Documents, or am currently entitled to the protections of any automatic stay in bankruptcy, I acknowledge that Servicer is providing the information about the Making Home Affordable program at my request and for informational purposes, and not as an attempt to impose personal liability for the debt evidenced by the Note.
9. I acknowledge that while my request is being evaluated, the Servicer may suspend any scheduled foreclosure sale, but may continue to send legal notices related to foreclosure. Any pending foreclosure action will not be dismissed and may be immediately resumed from the point at which it was suspended if I fail to comply with the terms and conditions of the Making Home Affordable program, including any trial period plan, and no new notice of default, notice of intent to accelerate, notice of acceleration, or similar notice will be necessary to continue the foreclosure action. All rights to such notices are hereby waived by me to the extent permitted by applicable law. I further acknowledge that when the Servicer accepts and posts a payment during the time I am being evaluated, including during any trial period, it will be without prejudice to, and will not be deemed a waiver of, the acceleration of the loan or any foreclosure action and related activities and shall not constitute a cure of any default under the loan documents evidencing and securing the loan unless such payments are sufficient to completely cure my entire default under the loan documents. If I am in foreclosure, I agree that all trial payments will be made in certified funds.
10. I further acknowledge and agree that if I am offered a trial period plan by the Servicer, making the first payment due under such trial period plan shall be deemed an acceptance of the terms and conditions of the plan.
11. I understand that the Servicer will collect and record personal information, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity. I understand and consent to the disclosure of my personal information and the terms of Making Home Affordable Agreement by Servicer to (a) the U.S. Department of the Treasury; (b) Fannie Mae and Freddie Mac in connection with their responsibilities under the Homeowner Affordability and Stability Plan; (c) any investor, insurer, guarantor or servicer that owns, insures, guarantees or services my first lien or subordinate lien (if applicable) mortgage loan(s); (d) companies that perform support services in conjunction with Making Home Affordable; and (e) any HUD certified housing counselor.
12. I will execute such other and further documents as may be reasonably necessary to either (i) consummate the terms and conditions of this Plan or any final modification, short sale or deed-in-lieu of foreclosure that I am offered; or (ii) correct the terms and conditions of this Plan or any final modification that I am offered if an error is discovered or the Servicer deems it reasonably necessary to comply with the terms of the Making Home Affordable Program or other program for which I may qualify.

Loan Number: _____

Date: ____/____/____

BORROWER SIGNATURE

Date: ____/____/____

CO-BORROWER SIGNATURE

HOMEOWNER'S HOTLINE

*If you have questions about this document or the modification process, please call your servicer.
If you have questions about the program that your servicer cannot answer or need further counseling,
you can call the Homeowner's HOPE™ Hotline at 1-888-995-HOPE (4673). The Hotline can help with questions about
the program and offers free HUD-certified counseling services in English and Spanish.*



NOTICE TO BORROWERS

Be advised that by signing this document you understand that any documents and information you submit to your service in connection with the Making Home Affordable Program are under penalty of perjury. Any misstatement of material fact made in the completion of these documents including but not limited to misstatement regarding your occupancy in your home, hardship circumstances, and/or income, expenses, or assets will subject you to potential criminal investigation and prosecution for the following crimes: perjury, false statements, mail fraud, and wire fraud. The information contained in these documents is subject to examination and verification. Any potential misrepresentation will be referred to the appropriate law enforcement authority for investigation and prosecution. By signing this document you certify, represent and agree that:
"Under penalty of perjury, all documents and information I have provided to Lender in connection with the Making Home Affordable Program, including the documents and information regarding my eligibility for the program, are true and correct."

If you are aware of fraud, waste, abuse mismanagement or misrepresentation affiliated with the Troubled Asset Relief Program, please contact the SIGTARP Hotline by calling 1-877-SIG-2009 (toll-free), 202-622-4559 (fax), or www.sig tarp.gov. Mail can be sent to Hotline Office of the Special Inspector General for Troubled Asset Relief Program, 1801 L St. NW, Washington, DC 20220.



Request for Transcript of Tax Return

▶ Request may be rejected if the form is incomplete or illegible.

Tip. Use Form 4506-T to order a transcript or other return information free of charge. See the product list below. You can also call 1-800-829-1040 to order a transcript. If you need a copy of your return, use **Form 4506, Request for Copy of Tax Return**. There is a fee to get a copy of your return.

1a Name shown on tax return. If a joint return, enter the name shown first.	1b First social security number on tax return or employer identification number (see instructions)
2a If a joint return, enter spouse's name shown on tax return.	2b Second social security number if joint tax return

3 Current name, address (including apt., room, or suite no.), city, state, and ZIP code

4 Previous address shown on the last return filed if different from line 3

5 If the transcript or tax information is to be mailed to a third party (such as a mortgage company), enter the third party's name, address, and telephone number. The IRS has no control over what the third party does with the tax information.

Caution. If the transcript is being mailed to a third party, ensure that you have filled in line 6 and line 9 before signing. Sign and date the form once you have filled in these lines. Completing these steps helps to protect your privacy.

6 Transcript requested. Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number per request. ▶

a Return Transcript, which includes most of the line items of a tax return as filed with the IRS. A tax return transcript does not reflect changes made to the account after the return is processed. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120A, Form 1120H, Form 1120L, and Form 1120S. Return transcripts are available for the current year and returns processed during the prior 3 processing years. Most requests will be processed within 10 business days

b Account Transcript, which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns. Most requests will be processed within 30 calendar days.

c Record of Account, which is a combination of line item information and later adjustments to the account. Available for current year and 3 prior tax years. Most requests will be processed within 30 calendar days

7 Verification of Nonfiling, which is proof from the IRS that you **did not** file a return for the year. Current year requests are only available after June 15th. There are no availability restrictions on prior year requests. Most requests will be processed within 10 business days

8 Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript. The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS. For example, W-2 information for 2007, filed in 2008, will not be available from the IRS until 2009. If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213. Most requests will be processed within 45 days

Caution. If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.

9 Year or period requested. Enter the ending date of the year or period, using the mm/dd/yyyy format. If you are requesting more than four years or periods, you must attach another Form 4506-T. For requests relating to quarterly tax returns, such as Form 941, you must enter each quarter or tax period separately.

Signature of taxpayer(s). I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, **either** husband or wife must sign. If signed by a corporate officer, partner, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-T on behalf of the taxpayer. **Note.** For transcripts being sent to a third party, this form must be received within 120 days of signature date.

Telephone number of taxpayer on line 1a or 2a

Sign Here	Signature (see instructions)	Date
	Title (if line 1a above is a corporation, partnership, estate, or trust)	
	Spouse's signature	Date

General Instructions

Purpose of form. Use Form 4506-T to request tax return information. You can also designate a third party to receive the information. See line 5.

Tip. Use Form 4506, Request for Copy of Tax Return, to request copies of tax returns.

Where to file. Mail or fax Form 4506-T to the address below for the state you lived in, or the state your business was in, when that return was filed. There are two address charts: one for individual transcripts (Form 1040 series and Form W-2) and one for all other transcripts.

If you are requesting more than one transcript or other product and the chart below shows two different RAVS teams, send your request to the team based on the address of your most recent return.

Automated transcript request. You can call 1-800-829-1040 to order a transcript through the automated self-help system. Follow prompts for "questions about your tax account" to order a tax return transcript.

Chart for individual transcripts (Form 1040 series and Form W-2)

If you filed an individual return and lived in:	Mail or fax to the "Internal Revenue Service" at:
Florida, Georgia, North Carolina, South Carolina	RAIVS Team P.O. Box 47-421 Stop 91 Doraville, GA 30362 770-455-2335
Alabama, Kentucky, Louisiana, Mississippi, Tennessee, Texas, a foreign country, or A.P.O. or F.P.O. address	RAIVS Team Stop 6716 AUSC Austin, TX 73301 512-460-2272
Alaska, Arizona, California, Colorado, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oklahoma, Oregon, South Dakota, Utah, Washington, Wisconsin, Wyoming	RAIVS Team Stop 37106 Fresno, CA 93888 559-456-5876
Arkansas, Connecticut, Delaware, District of Columbia, Maine, Maryland, Massachusetts, Missouri, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Vermont, Virginia, West Virginia	RAIVS Team Stop 6705 P-6 Kansas City, MO 64999 816-292-6102

Chart for all other transcripts

If you lived in or your business was in:	Mail or fax to the "Internal Revenue Service" at:
Alabama, Alaska, Arizona, Arkansas, California, Colorado, Florida, Hawaii, Idaho, Iowa, Kansas, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oklahoma, Oregon, South Dakota, Tennessee, Texas, Utah, Washington, Wyoming, a foreign country, or A.P.O. or F.P.O. address	RAIVS Team P.O. Box 9941 Mail Stop 6734 Ogden, UT 84409 801-620-6922
Connecticut, Delaware, District of Columbia, Georgia, Illinois, Indiana, Kentucky, Maine, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Vermont, Virginia, West Virginia, Wisconsin	RAIVS Team P.O. Box 145500 Stop 2800 F Cincinnati, OH 45250 859-669-3592

Line 1b. Enter your employer identification number (EIN) if your request relates to a business return. Otherwise, enter the first social security number (SSN) shown on the return. For example, if you are requesting Form 1040 that includes Schedule C (Form 1040), enter your SSN.

Line 6. Enter only one tax form number per request.

Signature and date. Form 4506-T must be signed and dated by the taxpayer listed on line 1a or 2a. If you completed line 5 requesting the information be sent to a third party, the IRS must receive Form 4506-T within 120 days of the date signed by the taxpayer or it will be rejected.

Individuals. Transcripts of jointly filed tax returns may be furnished to either spouse. Only one signature is required. Sign Form 4506-T exactly as your name appeared on the original return. If you changed your name, also sign your current name.

Corporations. Generally, Form 4506-T can be signed by: (1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer.

Partnerships. Generally, Form 4506-T can be signed by any person who was a member of the partnership during any part of the tax period requested on line 9.

All others. See Internal Revenue Code section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

Documentation. For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the Letters Testamentary authorizing an individual to act for an estate.

Privacy Act and Paperwork Reduction Act Notice. We ask for the information on this form to establish your right to gain access to the requested tax information under the Internal Revenue Code. We need this information to properly identify the tax information and respond to your request. You are not required to request any transcript; if you do request a transcript, sections 6103 and 6109 and their regulations require you to provide this information, including your SSN or EIN. If you do not provide this information, we may not be able to process your request. Providing false or fraudulent information may subject you to penalties.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation, and cities, states, and the District of Columbia for use in administering their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file Form 4506-T will vary depending on individual circumstances. The estimated average time is: **Learning about the law or the form**, 10 min.; **Preparing the form**, 12 min.; and **Copying, assembling, and sending the form to the IRS**, 20 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-T simpler, we would be happy to hear from you. You can write to the Internal Revenue Service, Tax Products Coordinating Committee, SE:W:CAR:MP:T:T:SP, 1111 Constitution Ave. NW, IR-6526, Washington, DC 20224. Do not send the form to this address. Instead, see *Where to file* on this page.

Price Law Group Client Agreement

This agreement is made between _____ and _____
Agent *Homeowner*
(herein referred to as "Client") and _____ in regard to client's real property ("the property")
Price Law Group Representative
located at:

Street address

City State Zip Code

1. PARTIES' RESPONSIBILITIES

Upon entering into this agreement Price Law Group "PLG" will undertake to negotiate with client's lender(s) for the purpose of negotiating a short sale of the property.

Client appoints PLG as its sole agent to negotiate with his/her lender(s) in regard to any short sale agreement. Client agrees to handle all future direct or indirect communications with his/her lender(s) through PLG, including contact with any agents or attorneys of the lender(s), unless express consent otherwise is provided by PLG. Client shall at no time provide any document to any lender(s), their agents or attorneys unless express consent is given by PLG. Accordingly, any information sought by Client is to be requested of PLG and any information to be provided by Client is to be provided only through PLG. PLG shall render its services based upon information furnished and to be furnished by Client and information independently obtained by PLG.

Client shall provide to PLG such information as PLG may request with respect to the property and with respect to Client's personal financial information. Client warrants that all information provided to PLG shall be true, complete and accurate to the best of Client's knowledge. PLG is authorized to disclose such information to third parties in the performance of PLG's services hereunder. Client agrees to make the interior and exterior of the property available for inspection to PLG and others, as requested by PLG.

2. COMPENSATION

a) Short Sale. PLG will be compensated for providing the short sale services set forth herein by means of a negotiation fee paid by the lender, if allowed, or by reduction in realtor commission. This fee may be paid directly from proceeds from the sale of the property and Client agrees that such person, firm or entity shall pay to PLG 1% of the purchase price. PLG shall also retain all rights at law or in equity for the collection of its negotiation fee. Unless specifically agreed otherwise, PLG will not bill client directly for services rendered.

b) Workout Assistance. It is understood that by signing this contract, Price Law Group is only undertaking to pursue a short sale with client's lender(s). Should Client request any other form of assistance whereby PLG will endeavor to renegotiate or modify Client's loan(s) by means of securing lender(s) approval of a loan modification, reinstatement, forbearance, payment plan, deed-in-lieu, or other loss mitigation solution or workout assistance program, excluding short sale; a separate contract will be executed between Client and PLG. All parties to execute an Escrow Demand which shall be incorporated in this agreement will authorize the escrow holder to make payment to PLG directly at the close of escrow.

3. CONTRACT PERIOD

This agreement shall begin on the date of acceptance hereof by PLG and shall continue for a period of 180 days, unless renewed. At the end of said 180 day period the agreement shall automatically renew for an additional 90 day period, unless written notice of non-renewal is sent by either party no later than 15 days prior to the expiration of the initial 180 day period. At the end of said 90 day renewal period, the agreement shall continue to automatically renew for successive 90 day renewal periods, unless written notice of non-renewal is sent by either party no later than 15 days prior to expiration of then current 90 day renewal period. In addition, this agreement will terminate automatically upon completion by Mitigation of its services required herein. PLG reserves the right to cease providing services hereunder and to terminate this agreement in the event of Client's failure to provide information required by PLG to perform its services, Client providing false information or any other breach by Client of the provisions set forth herein.

4. RISKS

PLG will use its best effort in the performance of its services under this agreement, but Client acknowledges that a successful result from the services to be provided by PLG must be contingent upon real estate market conditions and financial market conditions. Accordingly, even if a purchaser does make an offer for a short sale of the property there is no guarantee that Client's lender(s) will agree to such a sale and there is no guarantee that Client's lender(s) will agree to any loss mitigation solution.

- Tax Consequences – Seller should consult a tax professional to determine his/her tax liability and consequences as a result of the short sale.

5. INDEMNIFICATION

Client agrees to indemnify, defend and hold PLG and its shareholders, directors, officers, partners, joint ventures, attorneys, insurers, contractors and employees free and harmless from any liability or expense that PLG may incur as a result of incorrect or incomplete information supplied by a Client or from any other action or omission by Client. In no event shall the value of any claim arising out of the relationship between the parties, directly, indirectly, or consequently, exceed the fee paid, directly or indirectly, by Client to PLG, regardless of the nature, extent or legal theory of the claim. Client understands and acknowledges the statements above by signing the agreement below.

Dated: _____

Client (Type/print full name)

Sign here

Co-Client (Type/print full name)

Sign here

Agent (Type/print full name)

Sign here

Price Law Group Representative (Type/print full name)

Sign here



PRICE LAW GROUP
A Professional Corporation

ESCROW DEMAND FOR PAYMENT

Escrow Officer: _____ Escrow# _____

Escrow Company: _____

Seller Name: _____

Listing Agent Name & Company: _____

Property Address: _____

Seller and Seller's Agent agree that Price Law Group, APC, (hereinafter referred to as "PLG") is the processor and negotiator for the above-referenced property.

Seller and Seller's Agent agree that PLG will receive one percent (1.00%) of the purchase price upon the successful close of escrow of the subject property. PLG will attempt to have the short pay lender pay for the negotiation fee. In the event that the fee is not paid by the lender or only partial payment is authorized, the listing agent will make up the difference with their commission.

Seller and Seller's Agent agree and authorize the escrow company to reduce the commission of the Listing Agent/Seller's Agent by one percent (1%) of the purchase price and pay PLG directly. When the short sale is approved and escrow is opened, PLG will send the escrow company this agreement in order for the escrow company to pay PLG directly.

Total Negotiation Fee Due to PLG: \$_____ (1.00% of purchase price)

Funds to be paid from the following sources:

\$_____ Authorized payment from the short sale lender

\$_____ Due from Listing Agent's commission

The commission to be received by PLG for the one percent (1%) of the purchase price is *non-negotiable*. At no time will the commission amount change, regardless of the time allocated to the file, the number of people involved from PLG or elsewhere, or for any other reason.

I have read, understood and agree to the contents of this agreement.

Seller Signature Date

Seller Signature Date

Listing Agent Signature Date

Broker or Office Manager Signature Date