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Short Sale Disclosure

By signing below you are acknowledging that you have read this disclosure and understand the contents herein. There are legal ramifications and tax ramifications associated with a short sale. Your relationship with your lender is an adversarial relationship and any information you provide your lender can and likely will be used by your lender for purposes of collecting on a debt. The real estate agents and brokers in our office are not lawyers nor are we tax professionals. We offer no tax advice nor do we offer any legal advice. To the contrary, if you are contemplating a short sale then you are strongly encouraged to seek the advice of both an attorney and the advice of a tax professional. Depending upon your situation your efforts to short sell your property could cause you to have liability to your lender, the internal revenue service and possibly the Franchise Tax Board. For this reason we strongly encourage you to seek the counsel of an attorney and a tax professional of your own choosing.

Nothing in any of our communications with you should be interpreted as legal or tax advice. To the contrary, we make no representations, either express or implied, as to the appropriateness of a short sale for you and your family. If you choose not to consult an attorney and / or tax professional then you are relying on your own independent judgment in reaching your decision to short sell your property.

By signing below you acknowledge and stipulate that you have read the above disclosure and that you understand the content of the disclosure.

Date: _____ (signature)
_____ (signature)
Print client name

Caution

The above disclosure is intended for general discussion purposes only and is not intended to be a universal disclosure statement to be used in all situations. Likewise, no two homeowners are identical. Each homeowner has different creditors, different assets, different income, the character of their loans are different, the number of loans encumbering their property is different, and the type of property may also vary from homeowner to homeowner. In short, any number of differences can exist between homeowners that may affect the appropriateness and the adequacy of the use of the above disclosure. Before using the above disclosure you should consult with an attorney of your own choosing to ensure the appropriateness of this disclosure for your specific situation as well as the adequacy of the disclosure for your situation. If you choose not to consult with an attorney as to the adequacy and appropriateness of this disclosure then you are relying on your own independent judgment in using this disclosure.