

Short Sale Escrow Instructions

1. Escrow Information

Escrow Number	
Date	
Property Address	

2. Parties

- Seller(s): _____
- Buyer(s): _____
- Lender(s): _____

3. Loan Information

- Loan Number(s): _____
- Short Sale Approval Required By: _____

4. Terms and Conditions

- The sale is subject to lender approval of short sale terms.
- Buyer to deposit funds in escrow within _____ days of acceptance.
- All liens, encumbrances, and property taxes will be paid per the lender's short sale approval letter.
- Escrow shall close within _____ days after receipt of short sale approval, unless extended by mutual agreement.

5. Closing Costs

- Seller and Buyer agree closing costs will be paid as specified in the accepted purchase contract and as approved by the lender.

6. Additional Provisions

- Property is sold in its present physical condition.
- No repairs or credits shall be made, unless otherwise agreed in writing and approved by the lender.
- Any amendments or further instructions must be in writing and signed by all parties.

7. Broker Information

- Listing Agent/Broker: _____
- Selling Agent/Broker: _____

8. Acknowledgement

The undersigned hereby acknowledge, accept, and agree to these Short Sale Escrow Instructions.

Seller's Signature

Date: _____

Buyer's Signature

Date: _____