

**MARS COMPLIANCE FORM**

- 1) \_\_\_\_\_I/We understand that SSAP is a privately owned for profit company, that acts as a virtual assistant for the real estate agent. SSAP will not collect any money directly from the homeowner, but SSAP and/or their affiliate companies may collect fees from my lender at closing from the proceeds of the sale ONLY if approved by the lender.
- 2) \_\_\_\_\_I/We understand that the lender may or may not agree to accept the short sale.
- 3) \_\_\_\_\_I/We understand that if we {the homeowner(s)} stop paying our mortgage, we can lose our home or damage our credit rating. We also attest that SSAP has not told us to stop making payments on any of our debts.
- 4) \_\_\_\_\_I/We understand that **SSAP is NOT A DEBT ADJUSTER**. SSAP is a virtual assistant for my Listing Agent and all offers and counter offers will be presented to the Seller, Buyer and/or Buyers Agent directly from the listing agent. SSAP does NOT provide legal advice nor do they provide tax advice. SSAP and your Real Estate Agent urge the seller to review any approval letters with an attorney and a qualified tax professional.
- 5) \_\_\_\_\_I/We understand that your Real Estate Agent/Broker through the assistance of SSAP will do their best to have the deficiency eliminated, but cannot guarantee this result, as this is always up to each investor individually.
- 6) \_\_\_\_\_I/We have not been promised anything that would contradict any statement on this form.
  
- 7) \_\_\_\_\_I/We understand that the negotiation of the short sale is the responsibility of the Listing Agent, and SSAP is only making phone calls and sending emails to the lender in place of the agent.
- 8) **HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents as well as all SSAP Employees and Contractors involved in the short sale transaction of this property harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of the short sale process / transaction not resulting in the sale / transfer of property or not preventing the foreclosure from taking place.**

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OR COMMONWEALTH OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This document was acknowledged before me on \_\_\_\_\_ (Date)

By \_\_\_\_\_ (Name of Principal)

{Notary Seal}

\_\_\_\_\_

Signature of Notarial Officer

Notary Public for the State or Commonwealth of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

ACKNOWLEDGEMENT OF AGENT

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

\_\_\_\_\_

{Typed or Printed Name of Agent}

\_\_\_\_\_

{Signature of Agent}