

**ORANGE COMMUNITY
ESCROW, INC.**

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Short Sale /REO Hud-1 Request

Seller's Name: _____
Property Address: _____

Seller's Agent's Name _____ Company _____
Phone _____ Fax _____ E-mail _____

Buyer's Name: _____

Buyer's Agent's Name _____ Company _____
Phone _____ Fax _____ E-mail _____

Purchase price: \$ _____ Commission _____ %
Loan amount: \$ _____ or check here if all cash _____
Est. Closing Date: _____ Buyer's cost credit: \$ _____
Title Company: _____ Credit: _____
If HAFA, fill in \$3000 to Seller here, if not put N/A \$ _____
Natural Hazard Disclosure Co. Name: _____ Estimated Amount \$ _____
Order NHD before short sale approved? Yes or No (circle one)

Most short sale banks won't allow these fees, so you may want them charged to buyer and increase buyer's cost credit:

Termite report/ Completion Est. amount: \$ _____
Home Warranty amount : \$ _____
Fees: Transaction Coordinator fee: \$ _____
Short Sale Negotiator Fee (if any) \$ _____ charge to seller or agent (circle one)
Other fees charged to seller: _____ \$ _____

Lien info:

HOA Name (if any): _____
Mgmt Co. name _____ Phone # _____
Monthly Dues: \$ _____ # of months behind _____ Lien: Yes or No (circle one)

1st. Lien Holder Name: _____ phone #: _____
Fax # _____ contact person _____ Acct# _____
E-mail: _____

2nd Lien Holder Name: _____ phone #: _____
Fax # _____ contact person _____ Acct# _____
E-mail: _____

Amount to 2nd Lien holder: \$ _____
(typically 1st lien holder will only allow 2nd lien holder to get \$1000-\$3000, HAFA 6% of unpaid principal up to \$6,000)

Please attach a copy of the purchase agreement to this form along with the short sale approval (if available), when you are ready to open escrow.