

REVISED SHORT SALE GUIDELINES

	HAMP & HAFA	Fannie Mae	Freddie Mac
Effective Date	4/5/2010	8/1/2010	8/1/2010
Loan Amount Maximum	\$729,750.00	Any FNMA Loan	Any Freddie Mac Loan
Liens Allowed	1st Only	1st Only	1st Only
Type of Transaction	Arms Length Only	Arms Length Only	Arms Length Only
Deficiency Judgment Allowed	No	No	No
Owner Cash Contribution	No	No	No
Borrower Payment During Process	31%	31%	31%
Commission Allowed	6%	6%	6%
Solicitation of Homeowner	14 Days	14 Days	14 Days
Who Determines Price & Proceeds	Lender	Lender	Lender
DIL Allowed	Determined by Lender	Yes	Yes
Relocation Allowance to Seller	\$3,000.00	\$3,000.00	\$3,000.00
Origination of Lien Before Date	2009	2009	2009
Servicer Incentive Upon Closing	\$1,500.00	SS \$2,200.00 / DIL \$1,500.00	SS \$2,200.00 / DIL \$1,500.00
Cause For Termination	Fraud or Incomplete Payment	Fraud or Incomplete Payment	Fraud or Incomplete Payment
MI Approval Required	No	Case by Case	Case by Case