Lender Name

Lender Address

Lender's fax number

Today's Date

RE: Hardship Letter - Short Sale for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ address

 Loan number: (#)

To whom it may concern:

We have purchased our family’s home in (date). Since then, as you know, our country has experienced one the biggest housing market crashes in history. This, combined with the rising food and gas prices and current slow down in the economy, has affected our ability to pay our bills on time.

Our adjustable interest rate mortgage payment has increased from ($) to ($) since we first purchased the house making it especially hard to keep it current. In the last couple of years our home has lost about (55%) of its value making it impossible to refinance it since the equity we once had is now gone.

In the last three months our family’s economic situation has gotten even worse because (explain what caused the financial hardship. Ex: job lay-off, death in the family, medical emergency, etc.) and we can no longer afford the new payments.

At this point we are trying to avoid foreclosure and/or bankruptcy and would like to discuss with you the possibility of getting a short sale approval that could be beneficial for both parties.

Enclosed, please find copies of our financial statements. (include: documents that offer proof of financial hardship: Copies of any unpaid bills and/or late notices you have received in the last six months. (Include: credit cards, car payments, past two months of proof of income, past two months paycheck/paystubs, social security, last quarter’s profit and loss statement if self-employed, past two years of federal income tax returns, past two years W-2's, and last two months of bank account statements.)

We truly appreciate any effort you can make to help our family through this situation.

Please feel free to contact our Realtors, Mr. and Mrs. Realty with any questions.

I/we, (Home Owner Name/Co-signer Name), state that the information provided above is

true and correct to the best of my/our knowledge.

Sincerely,

Home Owner Name

Address

Contact Information

Sample Short Sal