

[Date]

[Homeowner Name]
[Property Address]
[City, State, Zip Code]

Subject: Comparison of Relocation Assistance: Short Sale vs. Foreclosure

Dear [Homeowner Name],

As you evaluate the options for your property located at [Property Address], it is important to understand the financial differences regarding relocation assistance between a Short Sale and a Foreclosure.

Short Sale Option:

In a successful short sale, many lenders offer relocation incentives to help homeowners transition to new housing.

- **Potential Financial Assistance:** Between \$[Amount] and \$[Amount] (subject to lender approval).
- **Credit Impact:** Generally less damaging than a foreclosure, allowing for faster recovery.
- **Deficiency Waiver:** We negotiate with the lender to forgive the remaining balance of the loan.
- **Timeline:** You maintain more control over the move-out date.

Foreclosure Option:

Foreclosure is a legal process where the lender reclaims the property due to non-payment.

- **Potential Financial Assistance:** Typically \$0. In some cases, "Cash for Keys" may be offered, but it is often significantly lower than short sale incentives.
- **Credit Impact:** Remains on credit reports for up to 7 years and may prevent home purchases for a longer period.
- **Deficiency Judgment:** The lender may still pursue you for the unpaid balance of the loan.
- **Timeline:** The eviction date is determined by the court or the sheriff.

Summary Table:

Feature	Short Sale	Foreclosure
Relocation Cash	Possible (\$3,000 - \$10,000+)	Rare / Minimal
Future Financing	Wait 2-3 years	Wait 5-7 years
Debt Forgiveness	Negotiable	Unlikely

If you would like to pursue the Short Sale option and apply for relocation assistance, please contact me at [Phone Number] or [Email Address] by [Deadline Date].

Sincerely,

[Your Name]

[Your Title]

[Company Name]