

Date: [Insert Date]

Property Address: [Insert Property Address]

Short Sale Approval Date: [Insert Date]

Scheduled Closing Date: [Insert Date]

Dear [Buyer Name],

This letter serves as a formal acknowledgment of the closing instructions required by the seller's mortgage lender(s) regarding the short sale of the property referenced above.

By signing this document, the Buyer acknowledges and agrees to the following conditions:

- **Short Sale Approval:** The sale is subject to final written approval by the Seller's lender(s).
- **Arm's Length Transaction:** The Buyer and Seller confirm they have no prior relationship (family, business, or otherwise) and that this is an "arm's length" transaction.
- **No Side Agreements:** There are no agreements or side contracts between the Buyer and Seller for additional payments or property transfers not disclosed on the final Settlement Statement.
- **Closing Deadline:** The transaction must close on or before the expiration date set by the lender's approval letter. Any request for an extension may be denied or result in additional fees.
- **"As-Is" Condition:** The Buyer acknowledges the property is being purchased in its current "as-is" condition. No credits for repairs will be issued by the lender.
- **Prohibition on Resale:** The Buyer acknowledges any deed restrictions or "anti-flipping" clauses required by the lender, which may prohibit the resale of the property for a specific period (typically 30-90 days).

Failure to comply with these instructions may result in the lender rescinding the short sale approval and the cancellation of the contract.

Please sign below to confirm your receipt and understanding of these instructions.

Buyer Signature

Date

Buyer Print Name