

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

State of _____
County of _____

_____ (hereinafter referred to as "Buyer's Agent" and/or
"Affiant"), being duly sworn, deposes and says, that s/he is representing
_____ (hereinafter referred to as "Buyer") as his/her agent to the
sale of the property identified as _____
[street address] from _____ (hereinafter referred to as "Seller")
in a short sale transaction;

Affiant further says that no party to the sales contract, including Buyer, Seller's Agent or
Buyer's Agent, is a relative of, business associate of, or shares any business interest with,
Seller;

Affiant further says that there are no hidden or implied terms or special understandings
between Seller, Buyer, Seller's Agent or Buyer's Agent which have not been made part
of the written sales contract and which have not been disclosed to all interested parties;

Affiant further says that there are no agreements or understandings, written or implied,
that will permit Seller to remain in the above mentioned property as a renter or to regain
ownership of said property at anytime after the execution of this short sale transaction.

Affiant further says that beyond any contractual sales commissions owed to the Seller's
Agent and/or Buyer's Agent, no party to this short sale transaction will receive any
proceeds from the sale of the above mentioned property.

Date

Signature of Affiant

Printed Name and Company of Affiant

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

State of _____
County of _____

_____ (hereinafter referred to as "Seller's Agent" and/or "Affiant"), being duly sworn, deposes and says, that s/he is representing _____ (hereinafter referred to as "Seller") as his/her agent to the sale of the property identified as _____ [street address] to _____ (hereinafter referred to as "Buyer") in a short sale transaction;

Affiant further says that no party to the sales contract, including Buyer, Seller's Agent or Buyer's Agent, is a relative of, business associate of, or shares any business interest with, Seller;

Affiant further says that there are no hidden or implied terms or special understandings between Seller, Buyer, Seller's Agent or Buyer's Agent which have not been made part of the written sales contract and which have not been disclosed to all interested parties; Affiant further says that there are no agreements or understandings, written or implied, that will permit Seller to remain in the above mentioned property as a renter or to regain ownership of said property at anytime after the execution of this short sale transaction.

Affiant further says that beyond any contractual sales commissions owed to the Seller's Agent and/or Buyer's Agent, no party to this short sale transaction will receive any proceeds from the sale of the above mentioned property.

Date

Signature of Affiant

Printed Name and Company of Affiant

Financial Information

Loan number _____



Borrowers: List all persons whose names appear on your mortgage or note

Name	Mailing Address	Social Security Number	Telephone day/evening
1.		-	
2.		-	

Do you collect rent for any part of this house? Yes No
 If yes, how much rent per month do you collect?

Property Address

Person(s) whose income(s) will be used to meet family obligations

Name	Address of Employer(s)	Telephone #	Date Employed	Income (note weekly, bi-weekly, or monthly)	
				Gross	Net
Present Employer(s)/Type of work					
1.					
2.					
Previous Employer	Address of Employer(s)	Telephone #	Date From/To /		
Name				Income (note weekly, bi-weekly, or monthly)	
				Gross	Net

Present Employer(s)/Type of work	Address of Employer(s)	Telephone #	Date Employed	Income (note weekly, bi-weekly, or monthly)	
				Gross	Net
1.					
2.					
Previous Employer	Address of Employer(s)	Telephone #	Date From/To /		

List all other income which is available to meet mortgage payments and other expenses. Identify sources of income (i.e. VA benefits, rent, social security, disability, alimony, welfare, child support, other benefits, etc.)

Person Receiving Income	Type of Income	Name and Address of Source of Income	Monthly Income

Name, relationship, and age of other persons you support (former spouse, children, etc.)

Is the property listed for sale? Yes No If no, are you interested in selling the property? Yes No
 If yes, what is the list price? \$ _____ How long at this price? _____
 Original list price and date _____ Price reductions and date _____
 How long has the property been listed? _____
 What is the Realtor's name and phone number? _____

Do you have a second mortgage? Yes No

Mortgage Holder _____

Address and Phone Number _____ Payment Amount \$ _____ Due date of 2nd _____
 Principal Balance of 2nd \$ _____

Are there other liens or judgements against the property? Yes No

Mortgage Holder _____

If yes, who holds the lien? _____ What is the amount of the lien? \$ _____

Are you living in the property? Yes No

Do you expect future income? (i.e. Insurance, disability claims, lawsuits, alimony, child support, rent, etc.)

Persons to receive added income	When?	From what source?	Lump sum	Monthly amount \$

Assets

How much money do you have in?

Savings Account	Cash or Money Orders	Checking Account	Savings Bonds	Life Insurance (Cash Value)

List any real estate you own besides your house

Description of Property	Purchase Price	Monthly Payments	Monthly Income

Describe any emergency repairs necessary on your house? (i.e. Heat, plumbing, electrical, roof, etc.)

List the amount of each special deduction taken from your gross:

Federal Income Tax	State/Local Income Tax	FICA and Retirement	Health Insurance
Life Insurance	Union Dues	Savings (Bank, Credit Union, etc.)	Other (specify)

List below how much you spend monthly for the following items:

Electricity, gas, oil	Water, Sewage	Home Maintenance	Telephone	Food (include Food Stamps)
Clothing	Other Household	Transportation Expenses	Auto Insurance	Medical/Dental
Life Insurance	Tuition & Books	Alimony & Child Support	Child Care	Other (specify)

List all your debts below. Include doctor bills, charge accounts, payments due on cars and appliances, second mortgages, and liens against your property.

To Whom Owed	Account Number	Date Opened	For What Purpose	Present Balance	Monthly Payment	Date of last Payment	Number of payments past due

Explain in your own words why you got behind in your mortgage payments. How do you plan to catch up on your payment?

Certification

I (We), certify that the information I (we) have given is true and complete to the best of my (our) knowledge and belief.

Signature	Date	Signature	Date

AUTHORIZATION TO RELEASE INFORMATION

I/We, _____ (the undersigned) hereby authorize: **Becky Burns, Adam J. Diamond, and/or Samuel J. Diamond of Diamond & LeSueur P.C.** and/or any designated agent, assistant, Title Company or its agents to verify any and all information pertaining to the mortgage or property described herein and any additional financial information pertaining to this property including homeowner's association, taxes, liens and any other encumbrances.

I/We, _____ hereby release _____ (lender), its affiliates, employees, agents, and directors from any claims that might arise in connection with this authorization. This authorization shall remain in effect until revoked in writing.

It is agreed and understood that a facsimile or photocopy of this form will also serve as authorization.

PROPERTY ADDRESS: _____

MORTGAGE/LENDER: _____

Account Number _____
Phone Number _____
Direct Fax _____

AUTHORIZED PARTY: BECKY BURNS, ADAM DIAMOND OF DIAMOND/LESUEUR
(PHONE) 815-385-6840 (FAX) 815-385-6875 (EMAIL) BECKY@DLFIRM.COM
LOCATED AT: 3431 W. Elm St., McHenry, IL 60050

AUTHORIZED BY:

Borrower Signature _____

Social Security # _____

Today's Date _____

Printed Name _____

Co-Borrower Signature _____

Social Security # _____

Today's Date _____

Printed Name _____

SunTrust Mortgage, Inc.
P.O. Box 21767
Richmond, VA 23261-7767



RE: Mortgage Loan Number:
Property Address:

Dear _____

Thank you for contacting us. Our records show you have submitted a short sale application for the above referenced SunTrust Mortgage Loan. We'd like to get started right away. To help you understand the process we've outlined the Short Sale Package Requirements below.

How to Get Started

We need the following documentation from you (mortgagor):

- Last two (2) years tax returns
- Two (2) most recent bank statements
- Third party authorization form (to speak with real estate agent, attorney or other third party)
- Signed and dated financial form (note: we have enclosed a financial form or you to complete)
- Two (2) most recent pay stubs
- Signed and dated hardship letter (an explanation of why the homeowner is unable to pay the mortgage)
- Letter authorizing the real estate agent access to information on the account (must be dated and include the last 4 digits of the mortgagor's social security number and signature, the full account number and the complete property address)

We need the following documentation from your real estate agent:

- Arm's length transaction document
- HUD-1
- Executed listing agreement
- Fully, executed purchase contract

Note: The property may not be sold to anyone the seller has a close personal or business relationship with, including family, friends or neighbors.