

*Jim Sullivan  
7495 N.W. 4<sup>th</sup> Street  
Plantation, FL 33317*

Dear Homeowner,

We recently closed a short sale on a property in Plantation Park. The owner had two mortgages, owed \$389,000 and was behind on the payments. We were able to get the lenders to accept a payoff of \$186,000 and write off over \$200,000 of the debt. The bank also paid all of the seller's closing costs including commissions, released the deficiency against the seller, and gave them \$3,000 at closing.

Over the last 5 years, we have completed hundreds of transactions just like this one. No one expected the market to crash like it has and millions of homeowners are "underwater." They still owe significantly more than their homes are worth.

After being top Realtors for 32 years, my wife and I retired and became full time real estate investors. By 2005, we had amassed over 100 rental properties in South Florida just ahead of the crash. Clearly, we had to become short sale experts for our own survival, and now we are using our experience to help other people get out from under their real estate that has become a liability rather than an asset. If you owe more than your property is worth, we can help you. We are successful 96% of the time and have already closed hundreds of short sales nationwide.

Current surveys still show that more than half the homes in Florida are underwater, and over 70% of people that get foreclosed never ask anyone for help. If you have equity in your home, congratulations since so few people do. Whether your neighbors, friends or family have shared their situation with you, you most likely know someone who needs our help.

One of my favorite quotes is "*life is not about avoiding the storms it's about learning to dance in the rain*". Wherever you go in this country it's raining short sales and it is unlikely to let up any time soon. Let's all continue to work together to do everything we can to help each other make it through the storm.

If we can help you or anyone you know, please call us at the number below for a free confidential consultation.

Jim

Jim Sullivan  
Nationwide Short Sale Solutions  
954-584-0000  
[www.shortmyproperty.com](http://www.shortmyproperty.com)