



Avoiding Foreclosure

No doubt about it, there are probably fewer things in life as stressful as not being able to pay your mortgage and finding yourself facing foreclosure. As foreclosure rates across the country continue to climb, we have seen many friends, neighbors, and clients dealing with this difficult issue.

Two years ago we became Certified Distressed Property Experts in order to increase our knowledge and be able to professionally and efficiently help our clients avoid foreclosure by helping with short sales.

Short sale is the term used when a house is sold for less than the current value of the mortgage. You may never have heard of a short sale, but your mortgage lender deals with them on a regular basis and so do we at Team Triad Realty.

Obviously, if your house is sold as a short sale you will not receive any funds from the sale so you may be wondering why you should bother. But, it is worth the bother because a short sale can benefit you in several important ways:

- A short sale is not a foreclosure, and will not be as damaging to your credit scoring as a foreclosure.
- You can live in the house until just before the sale closes.
- You are selling the home "as is", so there is no need to worry about having money to make repairs for fussy buyers.
- You do not have to pay the real estate commission. When your mortgage lender agrees to accept the short sale offer to purchase from your buyer they are also agreeing to pay the real estate commissions.

Contact Team Triad today for compassionate, professional and confidential help.