

CHANGING THE FACE OF HOME LOANS

8950 Cypress Waters Blvd.
Dallas, TX 75019

OUR INFO

ONLINE

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September 15, 2017

Short Sale Affidavit

Loan # 0598641629

Investor: FANNIE MAE

Date of Purchase Contract: 9/15/2017

Property address: 12514 PLOVER LAKEWOOD, OH 44107

Seller(s): MICHAEL J. AND JENNIFER DOVALA

This Short Sale Affidavit ("Affidavit") is given by the Seller(s), Buyer(s), Agent(s), and Facilitator to the Servicer and the Investor of the mortgage loan secured by the Property ("Mortgage") in consideration for the mutual and respective benefits to be derived from the short sale of the Property.

NOW, THEREFORE, the Seller(s), Buyer(s), Agent(s), and Facilitator do hereby represent, warrant and agree under the pains and penalties of perjury, to the best of each signatory's knowledge and belief, as follows:

- a) The sale of the Property is an "arm's length" transaction, between Seller(s) and Buyer(s) who are unrelated and unaffiliated by family, marriage, or commercial enterprise;
- b) There are no agreements, understandings or contracts between the Seller(s) and Buyer(s) that the Seller(s) will remain in the Property as tenants or later obtain title or ownership of the Property, except that the Sellers(s) are permitted to remain as tenants in the Property for a short term, as is common and customary in the market but no longer than ninety (90) days, in order to facilitate relocation;
- c) Neither the Sellers(s) nor the Buyer(s) will receive any funds or commissions from the sale of the Property except that the Seller(s) may receive a payment if it is offered by the Servicer, approved by the Investor and, if the payment is made at closing of the short sale of the Property, reflected on the HUD-1 Settlement Statement;
- d) There are no agreements, understandings or contracts relating to the current sale or subsequent sale of the Property that have not been disclosed to the Servicer;
- e) All amounts to be paid to any person or entity, including holders of other liens on the Property, in connection with the short sale have been disclosed to and approved by the Servicer and will be reflected on the HUD-1 Settlement Statement;
- f) The Seller's Listing Agent has presented all offers for the purchase of the Property to the Borrower and no offers have been held, concealed or delayed due to action or inaction by any Agent.¹
- g) Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from 10/16/2017. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 36,000.00 until 90 days from 10/16/2017. These restrictions shall run with the land are not personal to the Grantee."
- h) Each signatory understands, agrees and intends that the Servicer and the Investor are relying upon the statements made in this Affidavit as consideration for the reduction of the payoff amount of the Mortgage and agreement to the sale of the Property;

¹ As of August 1, 2014, this attestation is a mandatory requirement as stated in SVC-2014-09: Updates to Short Sale and Mortgage Release™



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- i) A signatory who makes a negligent or intentional misrepresentation agrees to indemnify the Servicer and the Investor for any and all loss resulting from the misrepresentation including, but not limited to, repayment of the amount of the reduced payoff of the Mortgage;
- j) This Affidavit and all representations, warranties and statements made herein will survive the closing of the short sale transaction;
- k) The Listing Agent and Listing Broker certify that the subject property was initially listed in the Multiple Listing Service (MLS) for a period of 5 calendar days, including a full weekend, before any offers were evaluated; and
- l) Each signatory understands that a misrepresentation may subject the person making the misrepresentation to civil and/or criminal liability.

Print Name: Jennifer Dovaia
 [Seller 1] [Signature] Date: 9-22-17
 Print Name: _____

Print Name: Dad Holding LLC
 [Buyer 1] [Signature] Date: 9-26-17
 Print Name: _____

[Seller 2] _____ Date _____

[Buyer 2] _____ Date _____

Print Name: Shirley Hathaway
 Seller's Broker [Signature] Date: 9-22-17

Print Name: Realty Trust Service
 Buyer's Broker [Signature] Date: 9-26-17

Print Name: Leanne Lette
 Escrow/Closing Agent [Signature] Date: 9-22-17
Jennifer Turner

Print Name: _____
 Other Party (if applicable) _____ Date _____

On the 22nd day of September 2017, all parties personally appeared before me Jennifer Dovaia, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal
[Signature]

Notary Public My appointment expires: May 9, 2022



County of Cuyahoga , State of Ohio ss:

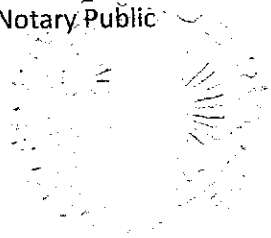
BEFORE ME, a Notary Public , personally appeared , Anup Garp owner of DRD Holdings LLC , who acknowledged that he did sign the foregoing instrument , and that the same is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 26th day of September, 2017

My Commission Expires,

Laura Herman

Notary Public



LAURA HERMAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires May 1, 2018

County of Cuyahoga, State of Ohio ss:

BEFORE ME, a notary public, personally appeared, Chris Kaylor of Realty Trust, who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 26th day of September, 2017

My Commission Expires,

A handwritten signature in cursive script that reads "Laura Herman". The signature is written in black ink and is positioned above the printed name of the notary.

Notary Public

LAURA HERMAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires May 1, 2018

County of Lake , State of Ohio ss:

BEFORE ME, a Notary Public, personally appeared, Luanne Lette, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 22 day of September, 2017.

My Commission expires:



JENNIFER L. TURNER
Notary Public - State of Ohio
My Commission Expires June 11, 2021

Jennifer L. Turner
Notary Public

County of Lake , State of Ohio ss:

BEFORE ME, a Notary Public, personally appeared, Jennifer Turner, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 22 day of September, 2017.

My Commission expires:



THOMAS TODD
Notary Public - State of Ohio
My Commission Expires
June 25, 2022

Thomas Todd
Notary Public