

# HANLON NIEMANN, P.C.

## SHORT SALE QUESTIONNAIRE

Property Address: \_\_\_\_\_  
\_\_\_\_\_, NJ

Sellers: \_\_\_\_\_

Sales Price: \$ \_\_\_\_\_ Expected Date of Closing: \_\_\_\_\_

Outstanding Principal Balance of First Mortgage: \$ \_\_\_\_\_

Outstanding Arrearages: \$ \_\_\_\_\_ Current Interest Rate: \_\_\_\_\_ %

Monthly Payment Amount: \$ \_\_\_\_\_ Date of Last Payment: \_\_\_\_\_

Lender's Attorney Legal Fees: \$ \_\_\_\_\_

Prepayment Penalty, if any: \$ \_\_\_\_\_ (some NJ mortgages do have them)

Outstanding Taxes: \$ \_\_\_\_\_ Circle Tax Qtr Last Paid: 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> 4<sup>th</sup>  
Current Tax Quarter Amount: \$ \_\_\_\_\_ in the year: 200 \_\_\_\_\_

Total Realtors' Commission \$ \_\_\_\_\_ Reimbursements Due: \$ \_\_\_\_\_

Outstanding Principal Balance of Second Mortgage: \$ \_\_\_\_\_

Outstanding Arrearages: \$ \_\_\_\_\_ Current Interest Rate: \_\_\_\_\_ %

Monthly Payment Amount: \$ \_\_\_\_\_ Date of Last Payment: \_\_\_\_\_

Lender's Attorney Legal Fees: \$ \_\_\_\_\_

Outstanding Sewer Charges: \$ \_\_\_\_\_ Outstanding Water Charges: \$ \_\_\_\_\_

Are you over 62 years of age? (Realty Transfer Fee purposes) YES NO

Are all of the Sellers NJ Residents? YES NO

Child Support Judgment Arrearages, if any: \$ \_\_\_\_\_

Outstanding DMV Judgments, if any: \$ \_\_\_\_\_

Other Judgments/Liens to be paid: \$ \_\_\_\_\_ Creditor \_\_\_\_\_  
\$ \_\_\_\_\_ Creditor \_\_\_\_\_  
\$ \_\_\_\_\_ Creditor \_\_\_\_\_

Seller's Attorney Legal Fee: \$ \_\_\_\_\_ Sellers' Concessions: \$ \_\_\_\_\_

This Form has been prepared by \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Cell No. \_\_\_\_\_

Comments or Additional Instructions: \_\_\_\_\_