

Markve and Zweifel, PLLC

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PRE-CONSULTATION QUESTIONNAIRE

Email completed questionnaire to shortsaledocs@mzlaw.us or fax to 763-447-6458 prior to consultation

1. Name(s): _____
Phone: _____ Email: _____
2. Marital Status: _____ (ex: single, married, divorced, separated, widowed)
3. If divorced, did divorce occur during ownership of this property? _____
4. Short Sale Property Address: _____

5. Mailing Address: _____
6. Who referred you to Markve and Zweifel? _____
7. Why are you selling the property? _____
8. Have you had any job loss or income loss since acquiring this mortgage? _____
If yes, explain: _____
9. Current employment status: full time part time self-employed unemployed
10. Other income sources? _____
11. Are you in default on any of your mortgages? _____
If yes, when was your last payment? Month _____ Year _____
12. Approximately how much cash do you have in checking and/or savings? _____
13. Approximate balance totals of any retirement accounts: _____

14. Have you filed bankruptcy? _____ If yes, when was it discharged? _____

Were the mortgage(s) reaffirmed? _____

15. Current mortgage holder(s) and approximate balance(s):

1st mortgage lender _____ Balance _____

2nd mortgage lender _____ Balance _____

3rd mortgage lender _____ Balance _____

16. Is your first mortgage Conventional, FHA, or VA? _____

17. If your mortgage is conventional, please call your lender and ask who the investor is and answer the following:

The investor on my loan is _____ Fannie Mae _____ Freddie Mac _____ Other

18. What bank(s) are your checking/savings accounts at? _____

19. If you ever refinanced for more than original mortgage amount, or obtained 2nd and/or 3rd mortgages, what were the funds used for? _____

20. Who is listed on the mortgage and note? _____

21. Who is in title on the property? _____

22. Have you received a "Notice of Foreclosure?" _____

23. Has a sheriff sale occurred or been scheduled? _____ If so, when? _____

24. Do you occupy the property? _____ If not, when did you vacate? _____

If not, why did you vacate the property? _____

25. Are there tenants currently living in the property? _____

26. Is your property part of a Homeowner's Association? _____

HOA monthly dues amount? _____ Last month dues paid? _____

27. Please "check" if you have any of the following:

_____ federal or state tax liens _____ judgments _____ unpaid water bills

28. Do you have any collection activity from any other creditors at this time? _____

If yes, what kind of action are the creditors taking? _____

29. Briefly explain your reasons for selling the property and any financial hardship incurred by you since acquiring this mortgage. (ie: job loss, income loss, divorce, job transfer, death of wage earner, medical issues, increased monthly expenses, etc.)

30. List the two most important goals/objectives that you would seek to accomplish by selling your property via short sale.

1. _____
2. _____