

Short Sale Specialists

As your local Short Sale Specialists, our team is highly knowledgeable about this process and have worked successfully with clients to ensure a smooth and timely closing. Short Sales can be unsettling and emotionally trying, but we are here for our clients every step of the way. Committed to partnering with them, and You, keeping them informed of the process and what to expect next, while walking through the steps, keeping things managed, and everything on schedule.

Step By Step

- Step 1: What is a short sale? Step 2: Is a Short Sale right for them?
 Step 3: Where to begin? Step 4: With them through the End.

DON'T RISK FORCLOSURE CALL DAN P. TODAY!		DAN PFLUGSHAUPT 218-839-7700		Short Sale Specialist RealtorDanP@gmail.com	
SUCCESSFUL SHORT SALE	VS.	FORECLOSURE	SUCCESSFUL SHORT SALE	VS.	FORECLOSURE
A homeowner or investor who negotiates and closes a short sale is eligible for a Fannie Mae-backed mortgage in only 2 years	FUTURE LOANS 	A homeowner who loses a home to foreclosure is ineligible for a Fannie Mae-backed mortgage for a period of 5 years. An investor who allows a home to foreclose is ineligible for a Fannie Mae-backed mortgage for a period of 7 years.	A short sale is not reported on a credit report and is therefore not a challenge to employment.	CURRENT EMPLOYMENT 	Employers have the right to check the credit of all employees who are in sensitive positions. A foreclosure can be reason for immediate reassignment or termination.
There is no similar declaration or question regarding a short sale.	FUTURE LOANS ANY COMPANY 	On any future application, a borrower will answer "Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?" This will affect future rates.	A short sale is not reported on a credit report and is therefore not a challenge to employment	FUTURE EMPLOYMENT 	A foreclosure is one of the most detrimental credit items an applicant can have and can make finding work difficult.
After sale, mortgage is normally reported as 'paid as agreed,' 'paid as negotiated,' or 'settled.' This can lower the score as little as 50 points if all other payments are being made.	CREDIT SCORE 	Score may be lowered anywhere from 250 to more than 300 points. Typically this will affect a credit score for over 3 years.	Lenders can give up the right to pursue a Judgment. Homes usually sell at market value, making Judgments Smaller.	DEFICIENCY JUDGMENT & AMOUNT 	Lender has the right to pursue a deficiency Judgment, and homes usually sell for under market value, so the judgments can be Bigger.
A short sale is not reported on a credit history. The loan is typically reported 'paid in full, settled'	CREDIT HISTORY 	Foreclosure will remain as a public record permanently, and on a person's credit history for 10 years or more	After sale, mortgage is normally reported as 'paid as agreed,' 'paid as negotiated,' or 'settled.' This can lower the score as little as 50 points if all other payments are being made.	SECURITY CLEARANCE 	Foreclosure is one of the most challenging issues against security clearance. If a client holds a position that requires security clearance, in most cases clearance will be revoked.
 Short Sale Specialist DAN PFLUGSHAUPT 218-839-7700 RealtorDanP@gmail.com		 REAL ESTATE GALLERY OF HOMES GROUP		Has Covid Hurt Your Family finances? Are You Struggling with Your House Payments? Call Today Connect With US. We Can Help You Avoid Foreclosure And Escape Your Underwater Property Quickly, And Gracefully. A Free Consultation With An Attorney, And Possible Relocation Assistance Are Available! 	
Information Presented is deemed Reliable but not Guaranteed.		Information Presented is deemed Reliable but not Guaranteed.		Information Presented is deemed Reliable but not Guaranteed.	

Here is an example of an informational flyer that we offer to our clients!



What Does This Mean For YOU and your Asset?

By Helping Our Clients, we help YOU:



GET MORE MONEY FOR YOUR ASSET!

Working with the homeowner avoids the hassle and devastation of foreclosure and can get you more money for your Asset.

AVOID EXCESS LEGAL FEES!

On average, foreclosures can cost \$50,000 or more in Legal fees alone! This figure can vary substantially from one case to the next and largely depends on the value of the house in relation to the mortgage balance.



SAVE TIME!

Foreclosure can take a long time, months or even years, they can take even more time if the homeowner is fighting against the process. Get the homeowner on your side. Work together for a short sale and close quickly.



PROTECT YOUR ASSET!

Homeowners, working together with their lenders, are invested in the successful sale of the home, and less likely to vandalize your asset! Leaving you to get a higher closing price due to the greater value of the property being purchased and little need for extra repairs.

