

TITLE ADDENDUM FOR SHORT SALE CONTRACTS

THIS ADDENDUM is to that certain contract with an effective date of the ___ day of _____, 2012 between _____ (seller) and _____ (buyer) concerning the real property located at _____

NOW THEREFORE, in consideration of the mutual benefits to be derived from this Addendum and of the representations, warranties, conditions, and promises hereinafter acknowledged, Sellers and Buyers hereby agree as follows:

Due to the nature of the Short Sale, the closing agent and issuing title insurance agent for the above transaction will be **CITADEL TITLE & ESCROW COMPANY, LLC**, 8400 N. University Drive, Suite 201, Tamarac, Florida 33321.

Buyer agrees to pay \$750.00 (Buyer financed transaction) or \$500.00 (cash transaction) as a closing/settlement fee to Citadel Title & Escrow Company, LLC which will be reflected on the final closing statement. All escrow deposits must be transferred to Citadel Title & Escrow Company, LLC within 3 business days of receipt of the written short sale approval letter issued by the Sellers lender(s). The Seller shall pay for the Owners title insurance policy, however payment of the premium for same must be approved by and paid for from the lender's gross proceeds upon a successful short sale approval and closing.

At closing Buyer agrees to pay a \$395 short sale negotiation fee to Citadel Title & Escrow Company, LLC which shall be reflected on the final closing statement.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the date first written above.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Broker/Agent Acknowledgement: _____ Date: _____

Broker/Agent Acknowledgement: _____ Date: _____