



Short Sale vs. Foreclosure - Loss Comparison

SHORT SALE		FORECLOSURE	
Unpaid Principal Balance	\$ 150,000.00	Unpaid Principal Balance	\$ 150,000.00
Interest accrued to estimated short payoff close	\$ 2,800.00	Interest accrued to the foreclosure sale date	\$ 5,600.00
Escrow Advance (Estimate to short payoff close date)	\$ 1,500.00	Escrow Advance (Estimate to foreclosure sale date)	\$ 1,500.00
Other advances, fees and costs	\$ 500.00	Other advances, fees and costs	\$ 500.00
Foreclosure fees and costs (Incurred to date)	\$ 1,500.00	Foreclosure fees and costs (estimate to foreclosure date)	\$ 3,500.00
Total Debt	\$ 156,300.00	Total Debt	\$ 161,100.00
Short Payoff Offer	\$ 130,000.00	As-is BPO value (90 day marketing time)	\$ 130,000.00
Short Payoff Closing Costs	\$ 9,750.00	As-is BPO value x .10	\$ 13,000.00
Short Payoff Net Proceeds	\$ 120,250.00	Estimated REO Net Proceeds	\$ 117,000.00
Mortgage Insurance Proceeds (Total debt x MI % coverage)	\$ 27,000.00	Mortgage Insurance Proceeds (Total debt x MI % coverage)	\$ 27,000.00
Borrower Contribution	\$ -		
Total Proceeds	\$ 147,250.00	Total Proceeds	\$ 144,000.00
Short payoff net proceeds + mortgage insurance proceeds + borrower contribution		Estimated REO Net Proceeds Mortgage Insurance Proceeds	
Total Debt	\$ 156,300.00	Total Debt	\$ 161,100.00
Total Proceeds	\$ 147,250.00	Total Proceeds	\$ 144,000.00
Estimated Short Sale Payoff Loss	\$ 9,050.00	Estimated Foreclosure Payoff Loss	\$ 17,100.00