



Realtor / Broker Listing Agent Certification

Subject to and including the terms and condition contained in the attached Short Sale Purchase Contract Addendum Seller(s) Broker/Real Estate Agent _____ and Buyer (s) Broker/Real Estate Agent _____ (hereinafter referred to as "Brokers") further acknowledge and agree as follows:

1. It is hereby acknowledged that Bank of America is not the property seller, but only the Mortgage Lien Holder (s)/Servicer who is approving the proposed sale for less than the balance owed to facilitate the Short Sale purchase transaction of above said property as an alternative to foreclosure. Bank of America's approval includes approval of Broker Commissions, and such approvals are subject to the Short Sale successfully closing. However, if the approved Short Sale does not Close, all obligations to pay the Broker Commission are subject to the Listing/Buyer Agreement entered into by Brokers and the respective Seller and Buyer involved in the proposed short sale transaction.
Brokers hereby acknowledge and agree that Brokers are actively licensed and in good standing by the appropriate authority within the State that the property is listed for sale, or a licensed Attorney in good standing in the State where the property is listed for sale.
2. Seller's Broker acknowledge and agree that the subject property has been listed on the local Multiple Listing Service at fair market value to provide open market competitive bids to present to seller as per the terms of seller / agent listing agreement and that the marketing is in fact and "in spirit" seeking to maximize the selling price of the property.
3. Seller's Broker acknowledge that Seller has been presented with all offers to purchase home from this open market listing, and seller has selected the buyer of said transaction at the sales price terms disclosed and agreed to within the purchase contract.
4. Brokers' acknowledge and agree that there are no agreements, understandings of contracts relating to the current sale or subsequent sale that have not been disclosed to property seller and Bank of America as the Mortgage Lien Holder or Servicer on behalf of the Lien holder
5. Brokers' acknowledge and agree that Seller, Buyer or Brokers have not received, nor will receive directly or indirectly any form of compensation outside the official terms of closing as presented in the purchase contract and what will be presented in the preliminary and certified HUD-1 closing settlement statement
6. Brokers' acknowledge and agree that they have disclosed to Bank of America any relationship to the buyer or ownership interest in the buyer's company, or represents that Listing Realtor/Broker has no existing business relationship with buyer.
7. Brokers acknowledge and agree that that any misrepresentation or omission may subject the responsible Party to civil and/or criminal liability.

Listing Broker/Realtor Agent: _____

Buyer(s) Broker/Realtor Agent: _____

State License Number: _____

State License Number: _____

Date: _____

Date: _____