



PLAN - SHORT SALE

Income vs Expenses



	2009	2010	2011	2012	2013	2014
net income	\$0	\$0	\$0	\$0	\$0	\$0
expenses	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050

FAILURE

2009



Current mortgage payment vs Rent



	2009	2010	2011	2012	2013	2014
current	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
rent	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000

SUCCESS



Sales price vs Mortgage owed



FAILURE

-31%

(\$92,000)



Piggybank savings



FAILURE

-40%

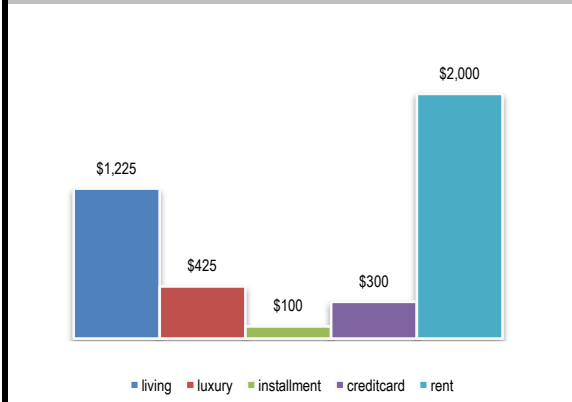
-\$48,600



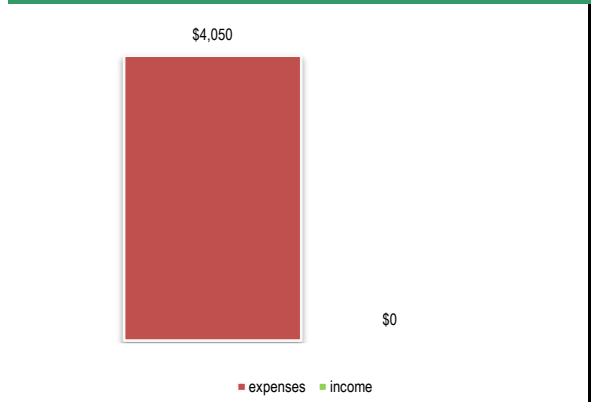
INCOME VS EXPENSES						
	2009	2010	2011	2012	2013	2014
INCOME						
Net monthly	\$0	\$0	\$0	\$0	\$0	\$0
EXPENSES						
Living	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225
Luxury	\$425	\$425	\$425	\$425	\$425	\$425
CREDITOR						
Installment	\$100	\$100	\$100	\$100	\$100	\$100
Credit cards	\$300	\$300	\$300	\$300	\$300	\$300
RENT						
Rent	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Mortgage(s)	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Tax and Hoi	\$200	\$200	\$200	\$200	\$200	\$200
Association	\$0	\$0	\$0	\$0	\$0	\$0
Left over	-\$4,050	-\$4,050	-\$4,050	-\$4,050	-\$4,050	-\$4,050



FUTURE MONTHLY EXPENSES



FUTURE MONTHLY INCOME vs EXPENSES



SUCCESS AND FAILURE	
<p>LEFT OVER FAILURE</p>	<p>expenses will exceed current monthly income within 5 years. Success subject to reducing expenses/creditors by \$4050 per month.</p>
<p>RENT SUCCESS</p>	<p>rent payment will not exceed old mortgage payment.</p>
<p>SALE FAILURE</p>	<p>possible income tax liability estimate at \$32200. contacting tax advisor/negotiator could reduce obligation.</p>
<p>CASH FAILURE</p>	<p>cash savings will increase by less than 10%.</p>
<p>25%</p>	<p>SUCCESS ESTIMATE BASED ON CURRENT INFORMATION improve success by reducing expenses/debts</p>

INSTRUCTIONS



Reflects what year expenses will exceed current net monthly income. 25% of success
Does not consider changes in net monthly income or changes in debts or expenses



Shows highest estimated rental payment. 25% of success
Based on 30% of current net monthly income



Reflects estimated house value based on 3% annual appreciation. 25% of success
Compared to mortgage balance(s) owed to reflect negative equity (estimate)



Shows annual cash savings after all expenses are paid
Does not include possible interest earned from investment



Represents short sale success
Does not consider changes in income, but does advise on what can be addressed based on current finances

FUTURE ADJUSTMENTS WORKSHEET



expenses will exceed current monthly income within 5 years.

Success subject to reducing expenses/creditors by \$4050 per month.



Use the section below to determine what expenses can be reduced and/or creditors that will be paid off

EXPENSES THAT CAN BE REDUCED (enter monthly payment amount)

INSTALLMENT LOAN(S)	<input style="width: 100%;" type="text"/>
CREDIT CARD(S)	<input style="width: 100%;" type="text"/>
HOUSEHOLD EXPENSE(S)	<input style="width: 100%;" type="text"/>
RETIREMENT CONTRIBUTION	<input style="width: 100%;" type="text"/>
RENT PAYMENT	<input style="width: 100%;" type="text"/>
TOTAL REDUCTION	\$ <input style="width: 80%;" type="text" value="-"/> (add)
REDUCTION REQUIRED	\$ <input style="width: 80%;" type="text" value="-"/> (deduct)
TOTAL	<input style="width: 100%; border: 2px solid black;" type="text"/>



CURRENT SUCCESS ESTIMATE **0%**

IF 'TOTAL' IS CLOSE TOO
REDUCTION REQUIRED' ADD 25% (add)

FUTURE SUCCESS ESTIMATE