Royalty Negotiations LLC
Debt Management Service Provider #80082
Office: (866) 507-7787 Ext. 1
Fax: (888) 662-4874

Buyer Short Sale Agreement

This Buyer Short Sale Agreement ("Agreement") is entered into,
effective as of (Date)____/_____/______ and is by and between
("Buyer(s)")____
and short sale negotiator Royalty Negotiations LLC ("Royalty").

RECITALS:

1. Buyer has or intends to offer in writing to purchase certain real property, described as (Address)____ and located in (Oregon County)_________________________("the Property") from ("Seller")____

2. Buyer has been informed that the mortgage and other liens on the Property are greater than the listing/offering price, and that without obtaining concessions from the lienholders, a purchase may not be possible.

3. Royalty has been retained by the Seller to negotiate with Seller's lenders and lienholders on Seller's behalf to attempt to get approval for a sale transaction to occur.

4. Subject to Royalty's successful negotiations, Buyer has the opportunity to purchase the Property for less than the amount owing on the mortgage and other liens which would not be possible without the efforts of Royalty.

5. The name and contact information for Royalty, for purposes of contacting or communication, including delivering a notice of cancellation, is as follows:

Royalty Negotiations LLC
Tabitha Widen, CEO
PO Box 87513 Vancouver, WA 98687
Office (866) 507-7787 Ext. 1
Fax: (888) 662-4874
twxpertfunding@yahoo.com

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6. These services are authorized by the Debt Management Services Provider Act (ORS697). Royalty is duly licensed with Oregon (Debt Management License # 80082).

7. This Agreement is not a condition of the Buyer's offer and does not impede or restrict the real estate agents' duty to present all offers to the Seller. Buyer understands that the Seller can cancel their agreement with Royalty with no penalties and is not impeded or restricted from submitting any offer to the lender.

8. Buyer acknowledges the appointment by Seller of Royalty to negotiate on behalf of Seller with its creditors for a "short sale" or discount of the encumbrances. The parties acknowledge that the scope of services DO NOT include realtor services, including the purchasing of the property, or any solicitation of purchase of any property for Buyer.

9 . During the term of this Agreement, Buyer shall cooperate with Royalty, Seller and Buyer's real estate broker to provide information and documents reasonably necessary for Royalty to perform obligations therein. Royalty agrees to provide conscientious, competent and diligent services. However, Royalty cannot and does not warrant a guaranteed result or final outcome of any negotiation effort. Specifically, Royalty does not, and cannot, guarantee that any creditor will agree to any discount or agree to provide any other concessions such as time extensions, postponement of foreclosure sale date, or forbearance of any other right afforded to said creditors pursuant to the loan documents, and/or applicable state or federal law.

10. At closing, Buyer agrees to compensate Royalty for the services provided for the benefit of Seller to consummate a sale and purchase as follows:

a. Royalty shall be entitled to a fee in the amount of the lesser of $________ or 7.5% of the deficiency owed.

____
Buyer Initial

b. Payment of the above fee to Royalty shall be in certified funds (cashier's check or money order at or prior to closing).

____
Royalty DMSP Initial

c. The obligation to pay the above fee is contingent upon a successful closing of the purchase by Buyer and will not otherwise be due and owing.

11. Buyer shall indemnify and hold Royalty harmless from any loss, claims, actions or liability of any kind arising from or in connection with the activities of Royalty, or transaction failure.

12. I wanted to remind the buyers that this transaction is not complete until we are able to close with title with all lienholder approvals. The buyers are not authorized to occupy the property, nor make any improvements until closing occurs. Time of Possession by the buyers is defined in the purchase and sale agreement and should be adhered to.

13. Any improvements made, or expenses incurred by the buyers are not authorized and will not be reimbursed by any party to the transaction, including the seller, Lienholders, Royalty Negotiations, or the eventual owner of the property. Additionally, the Buyers should be aware that any improvements they make could be considered

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damage and that the buyers are opening themselves up to liability for that damage. We ask that the Buyers wait patiently for the transaction to be completed before working on the property.

14. This Agreement is binding on the parties hereto, and their respective agents, heirs, assigns, personal representatives, administrators and successors.

15. Buyer is advised to seek the counsel of an attorney and a CPA to review the terms of this Agreement. Buyer agrees to pay his or her own fees incurred for such a review.

16. Buyer understands that Seller may cancel its agreement with Royalty to act as its debt management service provider. In such event this Agreement shall automatically terminate and be of no further force or effect. Buyer will have no financial responsibility to Royalty if the seller cancels their agreement with Royalty.

17. This Agreement shall be interpreted under the laws of the State of Oregon. Any litigation under this Agreement shall be resolved in the trial courts of Multnomah County Oregon.

18. If any provision of this Agreement is held unenforceable, then such provision will be modified to reflect the parties' intentions. All remaining provisions of this Agreement shall remain in full force and effect.

19. This Agreement and the attachments constitute the entire agreement between the contracting parties. All prior agreements, discussions, representations, warranties and covenants are merged herein.There are no warranties, representations, covenants or agreements, expressed or implied, between the parties except those expressly set forth in this agreement. Any amendments or modifications of this Agreement shall be in writing and executed by the contracting parties.

20. Buyer acknowledges receipt of state required "HOW TO CANCEL" and "NOTICE OF CANCELLATION" forms attached to this Agreement.

BUYER 1	**BUYER 2**
______________________________	______________________________
Signature	Signature
______________________________	______________________________
Print Name	Print Name
______________________________	______________________________
Phone and email address	Phone and email address
____________	____________
Date	Date

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USE IF PSA CONTRACT IS TERMINATED

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Royalty Negotiations LLC
Consultant: Tabitha Widen
P.O Box 87513 Vancouver, WA 9868
Office (866) 507-7787 Ext. 1
Fax: (888) 662-4874
twxpertfunding@yahoo.com

____
Signature Date

____
Tabitha Widen, Owner

CANCELLATION INSTRUCTIONS AND FORM

YOU MAY CANCEL THIS CONTRACT WITHOUT ANY PENALTY AT ANY TIME!

HOW TO CANCEL

To cancel the contract, mail or deliver a signed and dated copy of this notice of cancellation, or write something saying you want to cancel, and send it to:

Royalty Negotiations LLC
P.O Box 87513
Vancouver, WA 98687

You may also cancel via fax or email. Send cancellation by fax to (888) 662-4878 or email: twxpertfunding@yahoo.com . Please submit with a real estate addendum termination agreement signed. Use this form to cancel.

NOTICE OF CANCELLATION

Date of Contract:______________________________
To: Royalty Negotiations LLC

____
Buyer Signature Date

____
Buyer Signature Date

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