

## Short Sale Candidates

### **Defined as:**

- Properties With A Fixed-to-Adjustable Mortgage Change Date Within The Next 6 Months and Negative Equity

### **Further Refine Criteria with:**

- Frequency of Adjustment (Annual, Monthly, Semi-Annual)
- Pre-Payment Penalty Y/N
- Interest Only Period Y/N
- Index (Libor, etc.)
- Even Suppress Against Those Properties Already in Foreclosure Distress

## Data Fields

### **Can Be Printed in:**

1. Report Format
2. Label Format
3. **Export in .csv format**  
(for exporting to Excel or Mail Merge)

**All 3 options  
For  
One Price!!**

# 1 owner: JOHN DOE site: 1234 Main St Poway, CA 92064  
apn: 25-0099999 county: SAN DIEGO mail: 1234 Main St Poway, CA 92064  
zoning: R-1:SINGLE FAM-RES use: SFR phone: 8583911469  
legal desc: LOT 70\ MAP REF:007269 tract:  
subdivision: lot: tbn page grid: 1190-6C pool: P  
beds: 4 baths: 2 half baths: 0 sq ft: 1,695 lot size: 8100.00 year built: 1974  
assd value: \$460,000 improv value: \$212,044 Exemption: Homeowner Assess Year: 2008  
tax amount: \$0.00 distress: Yes-F tax rate area: 17-180 tax year: 2008  
record date: 12/08/2004 transfer value: \$538,000 sale type: Full Sale total rooms: 0  
# units: 1

1st td 2nd td first change date: 01/01/2010 int rate: 6.00  
rec date: 12/08/2004 01/10/2007 index: LIBOR1YR change % (margin): 2.25  
loan amt: \$430,300 \$154,700 int rate not >: 12.00 int rate not <: 2.25 max int: 12.00  
due date: 01/01/2035 12/27/2036 change freq: A fixed step: F  
doc #: 2004-1156316 2007-0019998 prepay penalty: Y term: int only period: N  
distress: Yes-F source: D

1st td lender: AMERICAN MORTGAGE NETWORK INC 1st td fin type: ARM original ltv: 0.80  
2nd td lender: CITIBANK NA 2nd td fin type: FIX current ltv: 1.25