

# CK Capital Management

## Seller Benefits

CK Capital Management Corporation is one of the leading short sale service providers in the industry today. We have helped numerous clients all over the country sell their property for less than the amount owed to their mortgage provider.

The management team has over 15 years of experience in the financial services industry working with large commercial banks and financial institutions.

Our number one focus is on meeting the goals of our clients. For some of our clients who might be in default on their mortgage payments, this can be a very difficult and confusing time. We take the time to consult with our clients to make sure they fully understand what alternatives they have.

### Services We Provide.

We work with our clients throughout the entire short sale process to ensure a timely decision which significantly increases the chances for a successful short sale with their mortgage provider.

Some of the services that we provide our clients include:

- *FREE* initial consultation with our clients explaining the Short Sale solution versus other alternatives.
- Contacting the client's mortgage provider to determine the requirements for each client to qualify for a short sale.
- Assisting the client in preparing all the financial documentation required by their mortgage provider for the short sale to be considered.
- Working with the client's real estate agent to successfully market the property.
- Updates on the progress of the short sale throughout the entire process.



**Don't let your mortgage company take your property with a Foreclosure action.**

**Avoid Bankruptcy or other potentially damaging alternatives which could negatively impact your credit score for years to come.**

**Learn how a Short Sale could allow you to sell your property for less than what you owe your mortgage provider with minimal impact to your credit.**

#### **Did you know...**

- A Short Sale can be less expensive to a mortgage provider than taking a property through the Foreclosure process.
- A mortgage provider can appeal to have a property removed from the Bankruptcy proceeding and still Foreclose on your property.
- You don't need to be behind on your mortgage payments to be considered for a Short Sale.

# Secrets to a Successful Short Sale

## Communication is critical to success.

The Short Sale process can be time consuming. Success or failure is often determined by the amount of follow up and communication your short sale service company performs on your behalf with the mortgage provider. A company that does not follow up with the mortgage provider continually throughout the entire process can often have their short sale file shut down inadvertently causing the entire process to start over from the beginning. CK Capital has an established system for communicating with our clients, their real estate agents, and the mortgage provider to ensure the short process keeps moving forward in a timely manner.

## Experience in today's market is more important than ever.

CK Capital has been buying, selling and facilitating Short Sales for years. We have a proven process and track record of success handling Short Sales all over the country. We bring those years experience to every client that we service. We have experience working with every major mortgage provider in the industry and have established valuable relationships inside those organizations allowing us to expedite the decision making process.

Many companies are trying to provide Short Sale services but have no experience. Don't put your financial future in a company's hands with no experience. Mortgage providers are constantly changing their processes and requirements. We work with them to understand those changes and make sure our clients and their agents are aware, and comply, to ensure a successful decision. We have a team of experts that we work with to handle any situation that might occur throughout the process. Our team includes attorneys, title companies, mortgage brokers, accountants, and appraisers.

*CK Capital recommends that all potential clients consult with an attorney and/or accountant before proceeding with a short sale on their property. CK Capital makes no representations or warranties as to the acceptance of a short sale by a client's mortgage provider.*



You can count on us to facilitate a successful short sale allowing you to sell your property and avoid a potentially difficult financial situation with your mortgage provider.

## LET US GUIDE YOU TO A SUCCESSFUL SHORT SALE.



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