AGREEMENT
Buyer Short Sale Processing Fee

THIS **AGREEMENT is made by and between Universal Short Sales LLC ("USS") and**
_____("Buyer"). Whereas, Buyer is a party to an Agreement of Sale for the purchase and sale of **1606 W Donovan St, Houston, TX 77091** ("the property") in which **Phillip Reyes & Blacina Reyes** Is the Seller ("Sellers");

Whereas, Buyer desires to purchase the property but understands one or more lienholders must accept an amount less than what is owed (pursuant to a "short sale"), if Seller is to be able to convey title to the property free of all liens;

Whereas, Seller has engaged the services of Universal Short Sales LLC to obtain the necessary short sale approval(s); and

Whereas, Buyer acknowledges Buyer will benefit from such services by Universal Short Sales LLC by allowing Buyer to purchase of the property.

Now, therefore, in consideration of the mutual conditions and promises contained herein, the parties agree as follows:

1. **Scope of Services:** Universal Short Sales LLC will facilitate with Seller's lienholder(s) to reduce the amount the lienholder(s) require to release the lien(s) from the property and otherwise allow the property to be sold as a short sale:

2. **Fees:** The amount of the Buyer's transaction fee to USS shall be determined as follows:

a. The Buyer shall pay Universal Short Sales LLC a short sale transaction fee of **$10,000.00** at the time of settlement. Payment will be distributed on the Final Settlement Sheet.

b. No transaction fee shall be due or payable to USS unless all necessary short sale approvals are obtained from the lien-holders, and unless the sale of the property is completed.

c. No Guarantees: Buyer acknowledges that USS cannot guarantee any specific outcome for the short sale process nor the length of time necessary to receive a decision from the lien-holder(s). In Witness hereof, the parties hereto have set their hands and seals as set forth below.

Universal Short Sales LLC

Signature: _Robert Vieira_

Date: 3/7/2023

Buyer #1 (print name): _____

Buyer #1 (signature): _____

Date: _____

Buyer #2 (print name): _____

Buyer #2 (signature): _____

Date: _____