

Mortgage Protection Program (“MPP”)

Want help marketing your properties? Looking to enhance your listing, sell it faster and set yourself apart?

MPP can help build buyer confidence and reduce the fear of financial distress in the event of a job loss!

OFFER MPP ON YOUR LISTINGS!

Here is how it works:

- 1) MPP provides coverage to the buyer of the property for 12 months from escrow closing. The program makes up to 6 payments, up to \$1000 or up to \$1500 (depending upon the seller’s choice at the time of listing) in the event of the buyer’s involuntary unemployment. There is a 90 day exclusion period and a 30 day state unemployment benefit requirement. (See terms and conditions for complete details)
- 2) Massachusetts REALTORS® may market MPP to sellers at the time of listing. The REALTOR® and seller execute the MPP form reflecting the seller’s acceptance or declination of the program.
- 3) When the seller elects to purchase MPP benefits for the buyer, he/she completes and signs the Seller Agreement with cynoSure Financial, Inc. (“cynoSure”). The seller or the Massachusetts REALTOR® faxes the form to cynoSure within five (5) days of signing the listing. MPP remains on the listed property for as long as the seller’s property is listed with the REALTOR® under that listing contract. The Buyer may not renew, or extend, or enhance the coverage under the MPP or purchase it independently. MPP is only offered to sellers when listing their property, as a tool to help enhance the listing and sell their home faster.
- 4) The Massachusetts REALTOR® may assist the seller with the following: 1) sending the completed Seller Agreement to cynoSure within five (5) days of listing; and 2) providing cynoSure with closing information within seven (7) days of closing, and providing the escrow agent with appropriate payment information and the transmittal form so that the appropriate fees can be remitted to cynoSure.
- 5) The escrow agent will remit fees to cynoSure at closing per the seller’s escrow instructions. If payment is not made to cynoSure at closing for any reason, the seller agrees to pay the escrow agent within thirty (30) days from closing and the escrow agent will forward the payment to cynoSure. After receipt and payment cynoSure will mail to the buyer complete terms and conditions of the program. In order for the buyer to obtain the MPP benefits, payment for the program must be received by cynoSure.