

From the Desk of: [REDACTED] Loss Mitigation Specialist [REDACTED]	Loan Administration Loss Mitigation Department 4000 Horizon Way Irving, TX 75063
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To:	Justin Berry	From:	[REDACTED]
Fax:	[REDACTED]	Date:	May 18, 2010
Re:	[REDACTED]	Pages:	4

The short sale offer has been approved under the following terms.

The short sale must close by the date indicated otherwise a new approval must be requested. The buyer will be subject to pay a per diem and the Real Estate Agents commission will be reduced 1% and added to the net. **Any changes or extensions are subject to short sale denial.** Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. **Please be advised that a 1099C will be filed with the IRS in regards to this transaction.**

Any additional fees that were not approved on 5/18/10 will not be covered by Loan Administration and become the sole responsibility of agents, the buyer or the seller to pay at closing.

\$7,000.00 has been approved for the 2nd lien (Approval letter is required and no extensions to close will be granted if letter is not issued by the closing date)

COSTS IF AN EXTENSION IS REQUESTED:

Per Diem \$63.50 per day

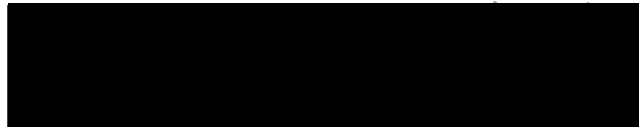
PLEASE E-MAIL [REDACTED] WITHIN 24 HOURS AFTER CLOSING: * IF THIS REQUEST IS NOT COMPLETED YOUR SHORT SALE FUNDS WILL BE RETURNED *****

1. FINAL EXECUTED HUD-1
2. COPY OF CERTIFIED CHECK (WIRED FUNDS OR COMPANY CHECKS WILL NOT BE ACCEPTED)
3. PRELIMINARY TITLE REPORT
4. EXECUTED ASSIGNMENT OF ESCROW (Attached)

Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063

May 18, 2010

Loan#:
Seller:
Property:



The purpose of this letter is to inform you that we will accept total amount due as follows:

Sale Price	\$ 337,500.00
Commission (5%)	\$ 16,875.00
Closing Costs	\$ 11,894.86 (Please see Breakdown on Page 4)
TOTAL PROCEEDS	\$ 308,730.14

This loan has to close on or before [REDACTED] or payoff amount is subject to change and you will need to obtain updated figures. The final HUD-1 should be faxed for approval at least 24 hours prior to closing. Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. **Please be advised that a 1099C will be filed with the IRS in regards to this transaction.**

Please note that the seller must net \$0.00 at closing. Any overage in the above figure must be included in the net proceeds. The escrow funds and/or unearned premiums for insurance and/or taxes will be used towards the payoff on this loan. The seller(s) must execute the attached escrow assignment authorizing the use of all refunds.

PLEASE SEND THE PAYOFF **CERTIFIED CHECK** TO OUR PAYOFF DEPARTMENT:

Loan Administration
ATTN: Payoff Department Short Sale Desk
4000 Horizon Way
Irving, TX 75063
Reference loan # [REDACTED]

Payoff funds will be RETURNED if we do not receive the following items faxed to [REDACTED] within 24 hours of closing.

- 1. Executed/Final Settlement Statement;**
- 2. Copy of CERTIFIED CHECK (NO WIRE, NO COMPANY CHECKS)**
- 3. Executed Escrow Assignment (attached)**
- 4. Preliminary Title Report for Releasing Lien**

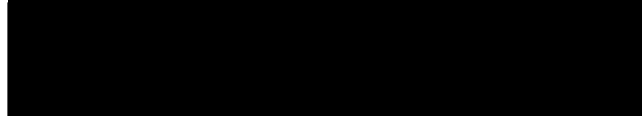
Should any assistance is needed, please call [REDACTED]

Sincerely,

[REDACTED]
Loss Mitigation Specialist

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063**

Loan#:
Seller:
Property:



ASSIGNMENT OF ESCROW FUNDS

This is to certify that (I) we hereby release any claim (I) we may have to any escrow account or earned interest on the escrow account associated with the above described loan. Said escrow account is to become the property of this office for the guarantor/investor.

If (I) we receive refunds from any insurance company and/or taxing authority, (I) we agree to endorse the check(s) and mail them to First Horizon, P.O. Box 630143, Irving, TX 75063 or 4000 Horizon Way, Irving, TX 75063 to Attn: Dept #6207

Seller

Date

FORWARDING ADDRESS & PHONE NUMBER

Seller

Date

FORWARDING ADDRESS & PHONE NUMBER

**FORWARDING ADDRESS IS REQUIRED TO PROVIDE A COPY TO
THE BORROWER (S) WHEN REPORTING TO THE IRS AT YEAR END**

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063**

May 18, 2010

**Loan#:
Seller:
Property:**



Breakdown Closing Costs:

2nd lien	\$	7,000.00
HOA dues	\$	831.00
county taxes	\$	1,258.11
settlement	\$	230.00
doc prep	\$	140.00
notary	\$	20.00
attny fee	\$	75.00
title	\$	1,410.00
owers coverage	\$	60.00
recording	\$	62.00
state stamps	\$	33.75
water/sewer	\$	350.00
HOA transf	\$	425.00
Total Closing	\$	11,894.86

Negotiated by [REDACTED]
Foreclosed by [REDACTED]
www.Foreclosure-Brokers.com