



U.S. Bank Home Mortgage

4801 Frederica Street  
P.O. Box 20005  
Owensboro, KY 42304-0005

Date: 03/02/2010

Agent: [REDACTED]  
Email: [REDACTED]

RE: [REDACTED]  
[REDACTED] BROOMFIELD CO 80020

Bank Loan #: [REDACTED]

To Whom It May Concern:

This letter will serve as our **Approval/Demand** statement to accept a short payoff on the property listed above. This property is being sold "As Is". Approval is subject to the following terms and the closing costs are limited to the following amounts:

Sales Price.....	\$ 179,000.00
Commission .....	\$ 10,740.00
Closing Costs.....	\$ 3,081.19
Lien Satisfaction (not to exceed \$1,500.00).....	\$ 813.81
HUD Incentive.....	\$ 0.00

**HUD Incentive to be used towards:  
Lien Satisfaction**

Net Proceeds to US Bank Home Mortgage (to Equal or Exceed)     **\$ 164,365.00**

Please advise the seller that as a condition to approval, the seller's rights to any escrowed funds and any refunds from pre-paid expenses are waived. **The seller will not receive any funds from the net proceeds of the sale, other than the HUD Incentive as indicated above.** Receipt of these funds shall suffice for release of the mortgage and deed of trust. Nor will US Bank Home Mortgage seek a deficiency judgment for any remaining balance.

**NOTE: This approval is subject to clear title. Please attach a copy of the title report.**  
Notify me in advance if there are any variations in the net proceeds or if you learn the transaction is not going to close on 03/26/2010, **Changes to the settlement date or minimum acceptable proceeds to US Bank will require new approval by US Bank prior to closing, as this payoff statement will become null and void.** This letter will serve as our presence at the closing, since we will not have an attorney present.

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Federal express the payoff check along with the closing worksheet and signed, certified true copy of the HUD 1 Settlement Statement to my attention, personal and confidential, to the address of 4801 Frederica Street, Owensboro, KY 42303. Funds must be received by this office no later than 03/27/2010. As a condition to this approval both seller and buyer signatures are required on the final HUD 1 Settlement Statement. **If the payoff check is not accompanied by the Original signed HUD 1 Settlement Statement or a stamped CERTIFIED TRUE COPY of the original, and a copy of the title report, the payoff check will be returned.** We, at anytime prior to closing, reserve the right to rescind our approval of the Pre-Foreclosure Sale if any fraudulent activity is suspected or information received indicates that the mortgagor no longer qualifies for this program. A release of the mortgage will be processed upon receipt of the payoff funds if no further information is needed. If you have any questions or require further information please call me at 1-800-365-7900.

Sincerely,

[Redacted Signature]  
[Redacted Name]  
US Bank Home Mortgage  
Default Resolution Specialist  
Short Sale/Deed in Lieu Processor  
Fax: [Redacted]  
Email: [Redacted]