



4828 Loop Central Drive
Houston, TX 77081
Telephone (800) 999-8501
Fax (713) 793-4363
www.littonloan.com

Mar 02, 2009

[REDACTED]
[REDACTED]
Littleton, CO 80127

Re: Litton Loan #: [REDACTED]
Borrower: [REDACTED]
Property Address: [REDACTED]

Littleton, CO 80127

Dear Borrower(s):

Litton Loan Servicing LP hereby agrees to participate in the assisted short sale of the above referenced property. This demand letter should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer by the buyer referenced in this letter. The conditions of approval are as follows:

1. The **closing and funding** must take place no later than **Apr 01, 2009**, or this approval is void.
2. The approved buyer(s) is/are [REDACTED] and the sales price shall be **\$180,000.00**. Another buyer cannot be substituted without Litton's prior written approval.
3. Proceeds to Litton Loan Servicing LP shall be no less than **\$153,000.00**. Litton reserves its right to adjust its approved net proceeds or cancel this approval if any of the terms on the preliminary HUD 1 provided are altered without our prior approval. The property is being sold in "As-Is" condition. No repairs will be paid out of the proceeds, unless specifically stated. ***All extensions given five weeks after the original approval letter has been sent out, will result in a 0.5% commission reduction, and/or up to \$5k may be added to Litton's net.****
- 3b. **Litton will allow \$3,000.00 to the 2nd lien.**
4. The seller will not receive any proceeds from this short sale transaction. If there are remaining escrow funds or refunds of any kind, they will be sent to Litton Loan Servicing LP to offset the loss.
5. Should the closing be delayed and the investor agrees to an extension of the original closing date, the seller shall be responsible for per diem charges, extension fees and foreclosure sale postponement fees. The seller shall also be responsible for any additional costs and fees over the aforementioned approved amounts.
6. Litton Loan Servicing LP will provide a satisfaction of debt within the statutory time limit governed by the Property State.
7. The closing agent must provide a copy of the final HUD-1 closing statement at least 24 hours prior to closing for final approval by Litton.
8. **The closing agent will email/fax a copy of the final executed HUD, a copy of the certified check and the FedEx tracking number immediately after closing or wire confirmation. If documents are not sent to me file may be denied.**

Closing agent Must Federal Express closing proceeds check immediately following closing along with a copy of the final fully executed HUD-1 settlement statement to:

Litton Loan Servicing LP
ATT: Loss Mitigation Department - [REDACTED]

Fx# [REDACTED]

4828 Loop Central Drive
Houston, TX 77081

****Wiring instructions**

Bank name: Chase Bank
City, State: Houston, TX
Name: [REDACTED]

ABA # [REDACTED]
Account # [REDACTED]

Please Reference: Short Sale and Loan #

Attn: [REDACTED]

Litton Loan Servicing LP may be required to report this transaction to the IRS. We recommend that you discuss this matter with your accountant or financial advisor. Your loan will be reported to the credit bureau as "Account Settled".

Litton Loan Servicing LP is a debt collector. This is an attempt to collect a debt and any information provided to us as part of this transaction will be used for that purpose.

Should you have any further questions, feel free to contact the undersigned at [REDACTED]. My direct fax is [REDACTED], email: [REDACTED]@littonloan.com.

Sincerely,

[REDACTED]
[REDACTED]

Loss Mitigation Department

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