

# SAXON

June 12, 2009

Attention: Justin Berry

Fax # [REDACTED]

Re: Loan # [REDACTED]

Buyer: [REDACTED]

Seller: [REDACTED]

Dear Sir or Madam:

Please be advised that our office has reviewed the Residential Sale and Purchase Contract submitted for the property located at [REDACTED] Commerce City, CO 80022. We have agreed to accept the purchase price of \$190,000.00. "As is" with an escrow closing of no later than **July 15, 2009**, with the following terms and conditions:

- Sales price to be \$190,000.00, "As Is";
- Seller makes no repairs, property is purchased in "As Is" condition;
- Seller makes no warranties, expressed or implied;
- Seller closing costs limited to \$15,655.20;
- Realtor sales commission limited to \$11,400.00, which is equal to 6% of the sales price;
- Net sales proceeds due to Saxon on or before **July 15, 2009** shall not be less than \$3,000.00. Upon receipt of the proceeds, a release of lien will be prepared;
- Mortgagor(s) will receive no proceeds from the closing of the transaction.
- **PRIOR TO CLOSING**, Saxon must review and approve the final HUD1 Settlement Statement;
- Signed executed HUD1 must be faxed to [REDACTED] upon close of the transaction to postpone pending foreclosure action;
- The transaction must be closed on or before **July 15, 2009**;
- All funds must be wired to the following bank account no later than **July 15, 2009**.



- Bank: Wells Fargo, 420 Montgomery Street San Francisco, CA 94104, TX 77002
- ABA Routing Number: [REDACTED]
- Account To Credit: [REDACTED]
- Account Name: SMSI Wire Cleaning Account
- Include: Mortgagors name and loan number
- Attention: Collection
- The overnight address is listed below

Should you have any questions regarding this approval or any other matter, you may contact the undersigned at 1-[REDACTED]

Sincerely,

[REDACTED]

Home Perseveration

Negotiated by Brokers LLC  
Foreclosure-Brokers.com  
www.Foreclosure-Brokers.com