

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



July 11, 2012

Dear JIHANE ELIZEE:

Approval of Short Sale - The Servicer consents to this Request for Approval of Short Sale and agrees to accept all net proceeds from the settlement as full and final satisfaction of the first mortgage indebtedness on the referenced property. This agreement is subject to the following:

- A. Terms - The sale and closing comply with all terms and conditions of the Request as well as all terms and representations provided herein by the Borrower.
- B. Changes - Any change to the terms and representations contained in the Request or the attached sales contract between you and the buyer must be approved by the Servicer in writing. The Servicer is under no obligation to approve such changes.
- C. Subordinate Liens - Prior to releasing any funds to holders of subordinate liens/mortgages, the closing agent must obtain a written commitment from the subordinate lien holder that it will release Borrower from all claims and liability relating to the subordinate lien in exchange for receiving the agreed upon payoff amount
- D. HUD-1 - A HUD-1 Settlement Statement, which will be signed by you and the buyer at closing, must be provided to the Servicer no less than 48 hours prior to closing scheduled on 7/27/2012.
- E. Bankruptcy - If you are currently in bankruptcy or you file bankruptcy prior to closing, you must obtain any required consent or approval of the Bankruptcy Court.
- F. Tax Consequences - A short payoff of the mortgage may have tax consequences. You are advised to contact a tax professional to determine the extent of tax liability, if any.
- G. Credit Bureau Reporting - We will follow standard industry practice and report to the major credit reporting agencies that your mortgage was settled for less than the full payment. We have no control over or responsibility for the impact of this report on your credit score. To learn more about the potential impact of a short sale on your credit you may want to go to <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.
- H. Payment Instructions - Payoff funds and a final HUD-1 Settlement Statement must be received by the Servicer within 48 hours of closing in accordance with the attached wiring instructions.

Over Night Address:

Specialized Loan Servicing LLC
 8742 Lucent Blvd. Ste 300
 Highlands Ranch, CO 80129
 Attn: Cashiering
 Account Name - SLS - Payoff Clearing

Wiring Instructions:

Bank Name - Wachovia Bank, N.A.
 Bank Address - Charlotte, NC



I. Closing Instructions

- a. Closing costs have been negotiated and agreed upon with the authorized agent as of 7/11/2012
- b. The approved sales price for the property is \$130,000.00
- c. The minimum net proceeds is approved in the amount of \$114,538.21
 - i. Seller cash contribution at closing N/A
 - ii. Total closing costs not to exceed \$15,461.79
 - iii. Maximum commission paid \$7,800.00
 - iv. Maximum allowed to subordinate lien holder(s) N/A
 - v. Maximum allowed to borrower for cash for closing \$3,000.00
 - vi. Any additional fees that were not approved on 7/11/2012 will not be covered by a reduction to the net proceeds.
- d. Return of signed acknowledgement of this Short Sale Contingent Approval letter.
- e. Certified copy of final executed HUD-1 settlement statement.

P.O. Box 63005 Littleton, CO 80163

Phone 1-800-306-6059

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