

November 03, 2011

Loan Number:

Borrower Name:

Property Address:

LAS VEGAS, NV 89134

Dear

In response to your request for a sale of the above referenced property, for less than the total payoff of the mortgage loan, I hereby agree to the short sale between AL, the sellers, and the buyers, and release its lien, contingent upon the following terms:

1. With a purchase price of \$232,000.00 in which the required minimum net proceeds for loan number should be no less than \$208,377.00. The settlement/closing is scheduled on or before 12/03/2011.
2. The approval letter is void after the closing date above. If an extension of the closing date is requested and/or approved, then per diem interest will be charged through the closing date.
3. Buyer(s) and seller(s) cannot be added, removed, changed, or substituted without prior written approval of AS.
4. Any assignment of contract is null and void. Under no circumstances can the contract be assigned.
5. The property is being sold in "As Is" condition. No repairs will be made or paid out of proceeds.
6. The transaction has to be an "Arms Length Transaction". The buyer(s) and seller(s) cannot be related through family or business interest.
7. A copy of the Final HUD1 Settlement Statement must be faxed to within 48 hours of closing. This fax should be sent to or emailed to m.
Do not close without an approved HUD1 Settlement Statement from AS
8. **IN NO EVENT SHALL THE BORROWER RECEIVE ANY FUNDS FROM THE SALE OF THIS PROPERTY.**

Any surplus funds above the agreed upon short sale purchase price at the time of closing is the exclusive property of and shall be made payable to. The borrower(s) also waive their rights to any escrowed funds or refunds from prepaid expenses.

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RE: Loan Number [REDACTED]

9. The Following items are in agreement to be paid at closing:
(See attached preliminary Final HUD1/netsheet for details)

• 2nd lien-if applicable to receive:	\$3,000.00
• Commission paid to be no more than	\$13,920.00
• Sellers concessions	N/A
• Remaining Settlement expense	\$6,703.00
• Borrower Payment	
Cash at Closing	N/A
Promissory note	N/A
• Other HUD1 Credits	N/A

If the closing agent has any knowledge of any sale or transfer of property within 90 days of this transaction, closing agent must immediately notify lender prior to closing, funding and/or recording.

Any additional fees that were not approved on the date of this letter will not be covered by [REDACTED] and become the sole responsibility of the agent, buyer(s), and/or seller(s). If sellers concessions are approved, buyer(s) cannot receive cash.

If a promissory note is required, it must be signed and returned to [REDACTED] prior to the close of escrow. It is the responsibility of the closing agent to ensure that the executed and notarized promissory note is returned to [REDACTED].

Sales proceeds will be returned if the promissory note has not been received. This will result in a delay of the transaction and/or possible cancellation of the short sale transaction.

Upon satisfaction of all terms specified above, the mortgages will be discharged and a release document will be forwarded for recording, and if acceptable per investor, guarantor, and/or mortgage insurer guidelines and state or federal laws, all deficiency rights will be waived. If a foreclosure action was commenced against this property, then upon satisfaction of all terms of all terms of this approval, the pending foreclosure action will be dismissed & appropriate instruments recorded.

PRIOR TO CLOSE:

Please fax/email final HUD-1 48 hours prior to closing, for approval and/or revisions to [REDACTED]

DO NOT CLOSE WITHOUT AN APPROVED HUD FROM [REDACTED]

AFTER CLOSING:

Email or fax the following docs:

- HUD-1/ Settlement Statement (fully executed, certified copy)
- Lien release recording information
- Title page showing all liens, if not already sent
- Copy of POA, if applicable
- On FHA loans, we need the Closing Worksheet fully executed