Short Sale Approval Letter

Home Loans

:AZ

RIVERSIDE, CA 92503

Notice Date: August 05, 2010
Account No.:
Property Address:

RIVERSIDE, CA 92503

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

This letter will serve as Home Loans Servicing, LP's demand for payment and advises you that Home Loans Servicing, LP and/or its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property and the referenced account(s). This demand 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 from the buyer referenced in this letter.

WHAT THIS MEANS TO THE SELLER

Home Loans Servicing, LP and/or its investors may pursue a deficiency judgment for the difference in the payment received and the total balance due, unless agreed otherwise or prohibited by law, if the short sale closes on the loan referenced above. In addition, if this loan is covered by mortgage insurance, the mortgage insurance company may reserve the right to pursue the seller for the deficiency based on the terms of the mortgage insurance policy. Furthermore, there may be tax consequences associated with entering into a short sale. The seller is encouraged to seek guidance from an independent tax advisor, and/or an attorney, before proceeding with the short sale.

If this short sale is contingent upon Home Loans Servicing, LP and/or its investors receiving a promissory note, we will reserve the right to collect the full amount on the new promissory note which may lead to us pursuing a deficiency on that balance should the need arise. If the short sale does not close, then we will pursue all remedies under our note and mortgage. This offer is contingent upon Home Loans Servicing, LP receiving a properly executed and notarized Promissory Note, if applicable, to this short sale transaction.

The conditions of the approval are as follows:

1. Closing must take place no later than July 30, 2010 or this approval is void. If an extension is requested and/or approved, then per diem interest will be charged through closing. Should the closing be delayed and the Investor/Insurer agree to an extension of the original closing date, the Borrower(s)/Seller(s) will be responsible for any per diem fees through the new date(s) of closing, extension fees and foreclosure sale postponement fees. The Borrower(s)/Seller(s) will be responsible for any additional costs or fees over the stated approved amounts.
2. The approved buyer(s) is/are and the sales price for the property is $191,000.00.
3. Another buyer cannot be substituted without the prior written approval of Home Loans Servicing, LP.
4. Closing costs have been negotiated and agreed upon with the authorized agent as of August 05, 2010
    a. Total Closing Costs not to exceed $27,470.00
    b. Maximum commission paid $11,460.00
    c. Maximum allowed to the Jr. Lien Holder $3,000.00
    d. Maximum allowed for HOA liens N/A (if applicable)
    e. Maximum allowed for repairs N/A (if applicable)
    f. Maximum allowed for termite inspection/repairs $140.00 (if applicable)

Any additional fees that were not approved on August 05, 2010 will not be covered by Home Loans Servicing, LP and become the sole responsibility of either the agent, the buyer or the seller to pay at closing.