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Glendale, CO 80246

December 21, 2011

Clinton, MD 20735-0000

**Short sale terms and conditions**

Account: [REDACTED]  
Secondary Account: [REDACTED]  
Borrower: Larry D. Miller (the "seller")

Property Address:  
Clinton, MD 20735-0000

Dear I [REDACTED]:

Your request for a short sale is accepted and we require a minimum of \$379,656.00 to release the lien(s) on the property above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 01/25/2012, after which this offer is terminated.

**Please note this amount is for the release of the lien(s) only and that you are responsible for all deficiency balances per the terms of the original loan documents.**

Any excess money at closing will be paid to us. The real estate broker will receive \$25,200.00 as commission. The second lien holder will receive \$3,000.00. As the Seller(s), you will not receive any proceeds from this transaction.

This acceptance is only for the contract sale price of \$420,000.00 betwe [REDACTED], and the Seller.

You must fax a Preliminary HUD-1 Settlement Statement to us at 866-837-2043 at least 48 hours before the closing date.

**Within 24 hours after closing, fax us a copy of the following signed and executed documents to the fax number below.**

- Certified HUD-1 Settlement Statement
- Affidavit of Arm's Length Transaction (enclosed)
- Acknowledgement of borrower(s) form (enclosed)
- Copy of wire transfer confirmation or certified funds check/escrow check

Fax:

**We will release the lien(s) after we review these completed documents and receive certified funds.**

To accept this offer, please send payment by wire transfer or overnight mail to the address provided