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**Your cooperative short sale offer
has been approved.
Please read below for important
next steps.**

Westlake Village, CA 91361

WEATHERFORD, TX 76088

Loan Number: x

Date: August 12, 2011

Property Address: 1

PHOENIX, AZ 85006

Dear L

As your home loan servicer, we are dedicated to helping you find a solution to avoid foreclosure. We are pleased to inform you that the short sale offer submitted has been approved for the Cooperative Short Sale Program.

What This Means to You as the Seller

Home Loans Servicing, LP and/or its investors and insurers (if applicable) have agreed to accept a short payoff ("Short Sale") for the above-referenced property and first lien mortgage loan. This cooperative short sale approval is exclusive to the offer from the buyer referenced in this letter. Please accept as the formal payoff demand statement to be used by the closing agent to complete the transaction. You will need to forward a copy of this letter to your closing agent, because no additional statement will be issued.

Under this Cooperative Short Sale agreement, Home Loans Servicing, LP and/or its investors and/or insurers will accept less than the payoff balance due on the above referenced property and release you from any further financial responsibility for the outstanding first lien mortgage loan. Please note that if the cooperative short sale does not close within the 120 day marketing period, then we will resume normal servicing activities allowed under the Agreement, which may include foreclosure.

Detailed below are the conditions of this approval, along with next steps that will need to be completed by the dates and/or timeframes noted. Please read through all the information carefully and call our Cooperative Short Sale Team at [redacted] if you have any questions.

Conditions of the Cooperative Short Sale Approval

The conditions of the cooperative short sale approval are as follows:

1. The sale and closing must comply with all terms and conditions of the Cooperative Short Sale Agreement between the Home Loans Servicing, LP and you (the Borrower/Seller) as well as all terms and representations provided herein by the Borrower.
2. Any change to the terms and representations contained in the submitted Request for Approval of Short Sale or the submitted sales contract between you and the Buyer must be approved by Home Loans Servicing, LP in writing. Home Loans Servicing, LP is under no obligation to approve such changes.
3. A preliminary HUD-1 Settlement Statement must be provided to Home Loans Servicing, LP no later than one business day before the Closing Date of September 02, 2011. The final HUD-1 Settlement Statement will be signed by you and the Buyer at closing.
4. 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.
5. Closing must take place no later than September 02, 2011 or this approval is void. If an extension is requested and/or approved, interest on the loan will be charged per day through closing.