



September 20, 2011

Account Number:
Property Address:

HEMET, CA 92544

Dear :

This letter serves to address the recent offer received on the above-referenced property. We are prepared to accept the offer in question as full satisfaction of the outstanding debt, and we will release the lien on the subject property once the following conditions are met:

1. We must receive minimum total net proceeds of \$5,500.00 inclusive of tax escrow adjustments, based on a sale price of \$120,000.00.
2. Closing costs associated with the sale are limited to \$17,414.00, with a maximum of \$7,200.00 in Real Estate Commissions.
3. If the account includes escrow for the payment of your taxes and/or insurance premiums, in order to accurately determine the amount we must receive from closing, no further amounts will be paid or advanced from that escrow account after the date of this letter. Furthermore, any and all funds in that escrow account will be used toward the payoff of your loan.
4. Sellers are to net zero.
5. Final closing shall occur on or before October 28, 2011
6. Net proceeds, cash contributions, and the HUD1 Settlement Statement are due in our office within 24 hours of closing.

Proceeds from sale must be wired to:

ABA Routing Number:
Account #:

Beneficiary: G ☐ Mortgage

7. We must receive full disclosures of any and all affiliations that may exist between Buyers, Sellers, Realtors, Escrow Agents, Attorneys, or any other parties involved in the sales transaction prior to closing.
8. The buyer must be approved for applicable financing.
9. The agreement is not contingent upon any other terms or conditions that may accompany the pending offer.