

S.

4708 Mercantile Dr.
Fort Worth, TX 76137-3605

October 21, 2011

Borrower:
CO-Borrower:
Property Address: 2
LOS ANGELES CA 90068

Attn: David Cavarra

Fax:

Direct Number:

Re: First Loan Number

Buyer:

Seller: R

Dear Sir or Madam:

Please be advised that our office has reviewed the residential sale and purchase contract submitted for the property located at 2 90068. We have agreed to accept the purchase price of \$1,100,000.00 "As-is" with an escrow closing no later than 11/30/11 with the following terms and conditions:

- The transaction must close on or before 11/30/11.
- Sales Price to be \$1,100,000.00 Any EXTENSIONS WILL result in a 1% commission cut.
- Seller makes no repairs, property is purchased in "As-Is" condition.
- Seller makes no warranties, expressed or implied.
- Sellers total closing costs limited and not to exceed: \$38,773.00 and \$995,227.00 to payoff the first lien.
- Net Sales Proceeds due to S Mortgage Services, Inc. on or before 11/30/11 shall not be less than \$995,227.00 for the first lien. Upon receipt of proceeds, a release of lien shall be prepared.
- Borrower to come to closing with a cash contribution of: \$0.00.
- Realtor sales commissions to not exceed the amount of: \$66,000.00 of the sales price.
- Borrower(s) will receive no funds from the closing of this transaction. Any funds over and above \$995,227.00 must be remitted to S Mortgage Services, Inc.
- PRIOR TO CLOSING, Saxon MUST review and approve the final HUD1 Settlement Statement.
- No proceeds out of this transaction may be used to pay subordinate liens except for \$0.00 to payoff the second lien. Upon receipt of proceeds, a release of lien shall be prepared.
- Signed and executed HUD1 must be faxed to O as at fax 6826474805 upon close of this transaction to postpone pending foreclosure action.
- Send the Final HUD 72 hours prior to closing.
- All funds must be wired to the following bank account no later than: 11/30/11

We are a debt collector. Any information obtained will be used for that purpose.

on Mortgage Services, Inc. * 4708 Mercantile Drive North * Fort Worth, TX 76317-3605
P.O. Box 161489 * Fort Worth, TX 76161-1489 *