

FROM THE DESK OF

[REDACTED]
LOSS MITIGATION ANALYSIS
 [REDACTED]

LOAN ADMINISTRATION
 LOSS MITIGATION DEPARTMENT
 4000 HORIZON WAY
 IRVING, TX 75063
 1-800-364-7662
 FAX - 214-441-6095

FAX

TO: THOMAS OLSOWSKI FROM: [REDACTED]
 FAX: [REDACTED] EXT: [REDACTED]
 PHONE: [REDACTED] DATE: 07/06/2009
 RE: S.S. Approval; [REDACTED] PAGES: 3

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

▣ ● **COMMENTS:**

The short sale offer has been approved under the following terms. The short sale must close by the date indicated otherwise a new approval must be requested, the buyer will be subject to pay a per diem and the Real Estate Agents commission will be reduced 1% and added to the net. Any changes or extensions are subject to short sale denial.

Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property.

\$8,540.00 has been approved for the 2nd lien holder (Approval Letter Attached.)

Any additional fees that were not approved will not be covered by Loan Administration and become the sole responsibility of either the agent, the buyer or the seller to pay at closing.

COST OF FEES IF AN EXTENSION IS REQUESTED:

Per Diem \$45.97 per day
 Closing Cost Moves into September: Realtor Commission will be cut to 4%
 Request for updated payoff: \$75.00 per payoff letter

PLEASE E-MAIL [REDACTED] FINAL HUD-1, COPY OF CERTIFIED CHECK, AND ASSIGNMENT OF ESCROW WITHIN 24 HOURS AFTER CLOSING. IF THIS REQUEST IS NOT COMPLETED YOUR SHORT SALE FUNDS WILL BE RETURNED...

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063**

July 7, 2009

Loan#: [REDACTED]
Seller: [REDACTED]
Property: 272 N KIRBY STREET SAN JACINTO CA 92582

The purpose of this letter is to inform you that we will accept total amount due as follows:

Sale Price	\$170,000.00
Commissions	\$ 8,500.00
Closing Costs	\$ 23,650.24
TOTAL PROCEEDS	<u>\$137,849.76</u>

This loan has to close on or before August 17, 2009 or payoff amount is subject to change and you will need to obtain updated figures. The final HUD-1 should be faxed for approval at least 24 hours prior to closing. Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. Please be advised that a 1099C will be filed with the IRS in regards to this transaction.

Please note that the seller must net \$0.00 at closing. Any overage in the above figure must be included in the net proceeds.

The escrow funds and/or unearned premiums for insurance and/or taxes will be used towards the payoff on this loan. The seller(s) must execute the attached escrow assignment authorizing the use of all refunds.

PLEASE SEND THE PAYOFF CHECK TO OUR PAYOFF DEPARTMENT:

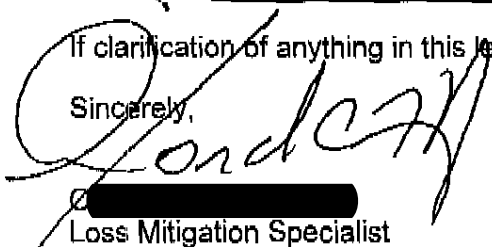
**Loan Administration
ATTN: Payoff Department Short Sale Desk
4000 Horizon Way
Irving, TX 75063
Reference loan # [REDACTED]**

Payoff funds will be rejected if we do not receive the following items faxed to me at [REDACTED] within 24 hours of closing.

- 1. Executed/Final Settlement Statement;**
- 2. Copy of Check (Certified Funds Only);**
- 3. Executed Escrow Assignment (attached);**
- 4. Preliminary Title Report for Releasing Lien;**

If clarification of anything in this letter is needed, please call me at [REDACTED]

Sincerely,


Loss Mitigation Specialist

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063**

Loan#: [REDACTED]
Seller: [REDACTED]
Property: 272 N KIRBY STREET SAN JACINTO CA 92582

ASSIGNMENT OF ESCROW FUNDS

This is to certify that (I) we hereby release any claim (I) we may have to any escrow account or earned interest on the escrow account associated with the above described loan. Said escrow account is to become the property of this office for the guarantor/investor.

If (I) we receive refunds from any insurance company and/or taxing authority, (I) we agree to endorse the check(s) and mail them to First Horizon, P.O. Box 630143, Irving, TX 75063 or 4000 Horizon Way, Irving, TX 75063 to Attn: Dept [REDACTED]

Seller Date

FORWARDING ADDRESS & PHONE NUMBER

Seller Date

FORWARDING ADDRESS & PHONE NUMBER

**FORWARDING ADDRESS IS REQUIRED TO PROVIDE A COPY TO
THE BORROWER (S) WHEN REPORTING TO THE IRS AT YEAR END**

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063**

July 7, 2009

Loan#: [REDACTED]
Seller: [REDACTED]
Property: 272 N KIRBY STREET SAN JACINTO CA 92582

The purpose of this letter is to inform you that we will accept total amount due as follows:

Sale Price	\$170,000.00
Commissions	\$ 8,500.00
Closing Costs	\$152,960.00
TOTAL PROCEEDS	\$ 8,540.00

This loan has to close on or before **August 17, 2009** or payoff amount is subject to change and you will need to obtain updated figures. **The final HUD-1 should be faxed for approval at least 24 hours prior to closing. Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. Please be advised that a 1099C will be filed with the IRS in regards to this transaction.**

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4000 Horizon Way
Irving, TX 75063
Reference loan # [REDACTED]**

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Sincerely,

[REDACTED]
Loss Mitigation Specialist

**Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
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