



Centex Home Equity Company, LLC

350 Highland Dr. Lewisville, TX 75067 Attn: Foreclosure Prevention

PRE-APPROVED PROPERTY SALE

July 24, 2012

RE: Loan #: [redacted]
Property address: [redacted] MONROE WA 98272

Borrower (s) [redacted] ROBERT J WASHBURN

Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC ("Nationstar Mortgage") approves the sale of the property contingent upon the following:

Net proceeds to Nationstar Mortgage: Not less than \$217,281.95
Funds from impound (if any): To be applied to the deficiency
Payment date: 08/30/2012

Nationstar Mortgage agrees (1) file a withdrawal of the Notice, (2) provide any documents necessary for release after we receive the funds and (3) waive any remaining deficiency balance.

NOTICE: Possible Income Tax Considerations: The difference between the remaining amount of principal you owe and the current market value of the property must be reported to the internal revenue service (IRS) on Form 1099-C as debt forgiveness. In some cases, debt forgiveness could be taxed as income. The amount we pay you for moving expenses may also be reported as income. We suggest that you contact the IRS (www.irs.gov) or your tax preparer to determine if you may have any tax liability.

The following closing costs should not exceed the given amount:

2nd lien Loan # [redacted]
Commissions: \$15,060.00 (6%)
Relocation Assistance to Seller: \$3,000.00
Buyer Closing Cost Nationstar Finance: \$7,530.00

NOTE: Prior to releasing any funds to a subordinate mortgage/lien holder(s), the servicer through its agent must obtain written commitment from the subordinate lien holder that it will release the borrower from all claims and liability relating to the subordinate lien in exchange for receiving the agreed upon payoff amount. A copy of the written commitment provided by the subordinate lien holder must be sent to the servicer with the final HUD-1 Settlement Statement which is provided in advance of the closing for approval.

Payment will only be accepted by certified funds for the entire amount listed above to the appropriate address listed below. In the event that we do not receive the entire amount due, in immediately available funds, on or before August 30, 2012 by 12 noon (CST), this pre - approved property sale offer will terminate and be of no force and effect. Please fax an executed final settlement statement to 972-315-7147.

Regards,

[redacted signature]

Foreclosure Prevention Manager
888-811-5281

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

http://SeattleShortSales.com

1-800-603-3525

PAYOFF FUNDS MUST BE REMITTED USING CERTIFIED FUNDS OF

to: Wells Fargo Bank, N.A, Routing # [redacted] for credit [redacted] If you are a Wells Fargo bank customer, pl bank-to- bank internal transfer. A wire is required. If mailing cer forward to Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, Texas 75067. Funds received after 3:00 p.m. Central Time may be posted on the following business day. Please include the Mortgagor's Loan Number on all correspondence. Loan number, Borrower name, and purpose of wire must be included in the wire.

*****IMPORTANT NOTICE*****

We reserve the right to adjust any portion of this statement at any time for one or more of the following reasons, but not limited to: recent advances, returned items, additional fees or charges, disbursements made on your behalf, scheduled payment(s) from an escrow account, transfer of servicing and/or inadvertent clerical errors.

This payoff estimate does not waive our rights to collect any funds which become due on this account as a result of any subsequent adjustments. Additionally, Nationstar Mortgage LLC will not provide reconveyance or release of the Security Instrument until the net proceeds and all other items required above have been received.