



Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

October 26, 2012

<http://SeattleShortSales.com>

[Redacted]

1-800-603-3525

Arlington, WA 98223

Attn: [Redacted]

Via E-Mail

RE: Guild Mortgage Account# [Redacted]

Property: [Redacted] Arlington, WA 98223

Dear Borrower(s):

This Final Short Sale Approval Letter serves to confirm that Guild Mortgage Company (GMC) has approved your request for a short sale of the above-referenced Property, and is an agreement between you and GMC as to the terms of the short sale of the Property.

GMC consents to release its mortgage or deed of trust **upon meeting the following conditions:**

- The approved sales price in the amount of **\$237,000.00**.
- Receipt of the net proceeds of the sale, to be no less than **\$211,893.43**.
- The amount of closing costs approved is **\$25,106.57**, and is **restricted to the following:** Commission limited to 6%; Maximum \$1000.00 towards Borrower Incentive Compensation; 1% Credit to Buyer Closing Costs or \$2,370.00; Prorated Property Taxes through date of closing only; Settlement or closing fee; Owner's Title Insurance; Excise Tax
- This amount is approved through **November 28, 2012**. Any requested changes to the stated terms and conditions in this letter must be requested in writing.
- **A copy of the Final HUD1 should be submitted to your Short Sale Analyst at least 48 hours prior to close of escrow for final review/approval.**
- All excess funds must be forwarded to GMC.
- There will be no deficiency judgment filed by Guild Mortgage Company.

At the close of escrow, GMC will require a certified copy of the final closing statement with a disbursement date and a closing date. These items should be emailed directly to me at [Redacted]@guildmortgage.net.

Please send this letter signed by borrower(s) on or before Thursday, November 1, 2012.

If you should have any questions, please email me at [Redacted]@guildmortgage.net .

Sincerely,

[Redacted Signature]

Loss Mitigation Analyst

ACCEPTED BY:

[Redacted] _____ Date

[Redacted] _____ Date

New Mailing Address