



**Centex Home Equity Company, LLC**

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

**PRE-APPROVED PROPERTY SALE**

January 24, 2013

RE: Loan #: [REDACTED] (First lien) and [REDACTED] (2<sup>nd</sup> lien)  
Property address: [REDACTED]  
MONROE WA 98272

Borrower (s) [REDACTED]

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 \$228,525.00
Funds from impound (if any):	To be applied to the deficiency
Payment date:	03/10/2013

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.

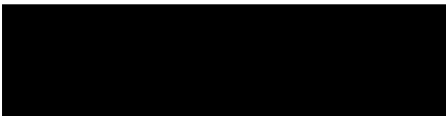
**NOTICE: Possible Income Tax Considerations:** The difference between the remaining amount of principal you owe and the current market value of the property must be reported to the internal revenue service (IRS) on Form 1099-C as debt forgiveness. In some cases, debt forgiveness could be taxed as income.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

Commissions: \$ 15,000.00 (6%)

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 **02/28/2013 CST** this pre - approved property sale offer will terminate and be of no force and effect. Please fax an executed final settlement statement to 214-488-1755.

Regards,



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 OR BY WIRE TRANSFER ONLY.** If using wire transfer, forward to: Wells Fargo Bank, N.A, Routing # [REDACTED] for credit to Nationstar Mortgage Payment Clearing Account # [REDACTED] (first lien). **If you are a Wells Fargo bank customer, please ensure a "wire" is submitted. Customers cannot do a bank-to- bank internal transfer. A wire is required.** If mailing certified funds, make payable to Nationstar Mortgage LLC and 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.