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1-800-603-3525



STANWOOD, WA 98292

From: [Redacted]
 Loss Mitigation Department
 Date: March 04, 2013
 RE: Account Number: [Redacted]
 Property Address: [Redacted]
 STANWOOD, WA 98292

NOTE: THIS IS NOT A FINAL APPROVAL. PLEASE ENSURE THE CLOSING AGENT IS PROVIDED WITH A COPY OF THIS LETTER.

***** PLEASE READ ALL INSTRUCTIONS TO INSURE PROPER EXECUTION OF THE SALE AS WELL AS SAVE TIME FOR ALL PARTIES INVOLVED*****

We have completed our preliminary review of the offer of \$159,000.00 you submitted to our office for consideration under the HUD Pre-foreclosure Sale program. As part of the HUD PFS procedure, a seller's consideration of \$750.00, payable to the homeowner for successfully marketing the property; and additional \$250.00 if the closing cost occurs within three months of the date of the Approval to Participate in the PFS program has been included in the review.

We have determined your offer may be accepted subject to the following conditions:

- *Net proceeds are no less than \$143,099.00
- *The following closing costs have been approved and should not exceed the given amount:

Cash to Homeowner	\$750.00	Payable to: [Redacted]
County Taxes	\$675.00	
Settlement Fee	\$1,000.00	
Title Insurance	\$1,100.00	
County Transfer Tax	\$2,836.00	
Listing Broker Commission	\$4,770.00	Payable to: Windermere
Selling Broker Commission	\$4,770.00	Payable to: RE/MAX

- *Any reduction in the approved closing costs must be added to the net proceeds.
- *Escrow to close on or before April 12, 2013
- *Seller Consideration will be \$750.00 of which \$0.00 will be applied toward and \$750.00 to the seller.
- *ONCE FINAL APROVAL is issued, figures on the HUD 1 Settlement Statement are NOT to change.**
- *Any and all Escrow surplus will be used towards deficiency.
- *Amount required from sale proceeds to release existing junior liens is \$0.00
- *Amount required from sale proceeds for repairs is \$0.00

*No holdback funds will be allowed.

NET PROCEEDS, HUD1 SETTLEMENT STATEMENT AND HUD-90052 ARE DUE IN OUR OFFICE WITHIN 24 HOURS OF CLOSING. SHOULD WE FAIL TO RECEIVE ANY OF THESE REQUIRED ITEMS, WE MAY RETURN THE NET PROCEEDS AND REQUIRE AN INTEREST PENALTY.

NOTE TO CLOSING AGENT: If everyone is in agreement with the above conditions, you will need to calculate the actual net sale proceeds and provide a copy of the "estimated" final HUD 1 Settlement Statement to our office prior to closing. Please be sure to include the seller's consideration in the section labeled "Additional Settlement Charges" on HUD 1 Settlement Statement. We are attaching an assignment of Escrow form and a Name Affidavit form. These two forms are to be signed and returned with the "estimated" final HUD 1 Settlement Statement. **WE WILL NOT ISSUE APPROVAL UNTIL WE RECEIVE THE FINAL HUD 1 SETTLEMENT STATEMENT, LOSS DRAFT LETTER AND THE SHORT PAYOFF-ARMS LENGTH AFFIDAVIT.**

Approval will be given in the HUD form, HUD-90052, and a final approval letter.

HUD-90052 will need to be executed and returned to our office within 24 hours of closing.

If you have any further questions, please feel free to contact me at 214-874-2541.

Attachments

Texas Residents:

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550.

A complaint form and instructions may be downloaded and printed from the Department's website located at www.sml.texas.gov or obtained from the Department upon request by mail at the address above, by telephone at its toll-free consumer hotline listed above, or by email at smlinfo@sml.texas.gov.

Please Note: This is an attempt to collect a debt and any information obtained will be used for that purpose, provided if you have an active bankruptcy case or have received a discharge, the following Notice Regarding Bankruptcy applies.

Notice Regarding Bankruptcy: If you are a debtor in an active bankruptcy case, this letter is not an attempt to collect either a pre-petition, post petition or discharged debt and no action will be taken in willful violation of the Automatic Stay that may be in effect in your bankruptcy case. Furthermore, if you have received a Discharge in a Chapter 7 case, any action taken by us is for the sole purpose of protecting our lien interest in your property and is not an attempt to recover any amounts from you personally. If you have surrendered your property during your bankruptcy case, please disregard this notice. Finally, if you are in an active Chapter 11, 12 or 13 case, and an Order for Relief from the Automatic Stay has not been issued, you should continue to make payments in accordance with your bankruptcy plan.