

APPROVED PROPERTY SALE

August 15, 2013

RE: Loan #: [REDACTED]
Property address: [REDACTED]
Seller (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 \$254,522.26
Funds from impound (if any):	To be applied to the deficiency
Payment date:	September 15, 2013

Nationstar Mortgage agrees to 1) provide any documents necessary for release of mortgage after we receive the required funds. The amount of debt outstanding as of the date of this letter is \$264,635.50. No funds are to be released to the seller/borrower unless included below as an approved closing cost.

Nationstar Mortgage agrees to: (1) file a withdrawal of the Notice, (2) provide any documents necessary for release after we receive the funds and (3) apply funds as settlement in full on the account with no additional personal liability to Borrower (s) and no further collections activity. **NO FUNDS ARE TO BE RELEASED TO THE BORROWER.**

Outlined below is a detailed accounting of the proposed distribution of the sales proceeds and the below closing costs should not exceed the given amount w/ out Nationstar approval:

Commissions	\$14,250.00
Subordinate lien	\$6,933.26

Final HUD must be approved 1 business day prior to closing

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 September 15, 2013 by **12 noon (CST)**, this pre - approved property sale offer will terminate and be of no force and effect. Please upload the executed final settlement statement, wire confirmation and complete final tasks via Equator.com. **Please be advised that if a foreclosure sale is pending, the foreclosure sale date will not be postponed to allow this short sale closing.**

Regards,

Foreclosure Prevention Manager
Ph: 888 811 5281 [REDACTED]

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] **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 [REDACTED] required above have been received.

NOTICE: Possible Income Tax Considerations: The difference between current market value of the property must be reported to the inter forgiveness. In some cases, debt forgiveness could be taxed as income. T be reported as income. We suggest that you contact the IRS (www.irs.gov any tax liability.

Learn How Seattle Short Sales, Inc.
Can Help You Short Sale Your Property
<http://SeattleShortSales.com>
1-800-603-3525