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 HELPING HOMEOWNERS IS WHAT WE DO!™  
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O C W E N

**Learn How Seattle Short Sales, Inc.**

**Can Help You Short Sale Your Property**

**<http://SeattleShortSales.com>**

**1-800-603-3525**



From: [Redacted]  
 Loss Mitigation Department

Date: August 20, 2013

RE: Account Number: [Redacted]  
 Property Address: [Redacted]



**\*\*\* 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 \$249,000.00 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 \$223,260.00

\*The following closing costs have been approved and should not exceed the given amount:

|                           |            |                           |
|---------------------------|------------|---------------------------|
| Cash to Homeowner         | \$1,000.00 | Payable to: Vest          |
| County Taxes              | \$1,886.00 |                           |
| Settlement Fee            | \$1,250.00 |                           |
| Title Insurance           | \$1,150.00 |                           |
| Listing Broker Commission | \$7,470.00 | Payable to: listing agent |
| Selling Broker Commission | \$7,470.00 | Payable to: selling agent |
| Excise Tax                | \$4,438.00 |                           |
| Utilites - BILL REQUIRED  | \$1,076.00 |                           |

\*Any reduction in the approved closing costs must be added to the net proceeds.

\*Escrow to close on or before October 04, 2013

\*Seller Consideration will be \$1,000.00 of which \$0.00 will be applied toward and \$1,000.00 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