



August 13, 2013

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Re: Loan No.: [REDACTED]
Property Address: [REDACTED]
[REDACTED]

Dear Mortgagor(s),

CitiMortgage, Inc. has agreed to accept a short payoff on the above captioned loan between [REDACTED] and [REDACTED] (collectively, the "Client") with the following conditions:

The closing must take place on or before **September 18, 2013**. You must obtain approval from CitiMortgage, Inc. for any extension beyond **September 18, 2013**.

CitiMortgage, Inc. and Client acknowledge that Client is a possible Servicemember with rights and protections under the Service members Civil Relief Act of 2003 (50 USC App. Sec. 501-596) (SCRA), as amended.

1. The sales price will be **\$299,950.00**. CitiMortgage, Inc. will receive sale proceeds, after expenses associated with the sale (including, but not limited to, real estate brokerage commission, the cost of title policy, etc.), equal to, or exceeding **\$264,533.90**. The proceeds must either be sent via wire or overnight mail service to the address indicated at the end of this letter. CitiMortgage, Inc. must receive any additional proceeds that exceed the above mentioned amount.

2. The closing costs paid by the Client may not exceed **\$35,416.10**.

Breakdown of these approved closing costs are as follows:

| | | |
|----|---------------------------------------|--------------------|
| A. | Realtors Commission not to exceed | \$17,997.00 |
| B. | Payoff to 2 nd lien holder | \$6,000.00 |
| C. | Relocation Payment | \$NA |
| D. | Seller Concessions | \$NA |
| E. | Taxes & Recording | \$7,197.10 |
| F. | Settlement/Closing Fee | \$1,275.00 |
| G. | Title Insurance | \$1,130.00 |
| H. | Other Title Charges | \$475.00 |
| I. | HOA | \$150.00 |
| J. | Attorney Fees | \$795.00 |
| K. | Water/Sewer | \$397.00 |

No additional items and/or charges have been or will be approved, and could result in the short sale being denied and funds not accepted.

3. CitiMortgage, Inc. will not allow any additional fees to be reduced from the net proceeds, including but not limited to the following: home warranty,