

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

APPROVED PROPERTY SALE

September 11, 2013

<http://SeattleShortSales.com>

Loan #: [REDACTED]
Seller(s): [REDACTED]

1-800-603-3525

Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC ("Nationstar Mortgage") approves the sale of the above referenced property that will result in a short payoff of the mortgage.

Upon meeting all the conditions specified in this letter, Nationstar Mortgage agrees to (1) file a withdrawal of the Notice, 2) provide any documents necessary for release of mortgage after we receive the required funds, and 3) waives the right to collect that amount that constitutes full payment of the secured debt. The amount of debt outstanding as of the date of this letter is \$0.00.

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) or your tax preparer to determine if you may have any tax liability.

Possible Credit Considerations: The short sale will be reporting to the credit reporting agencies as "Account legally paid in full for less than the full balance". For more information on credit, please visit the Federal Trade Commission at www.ftc.gov.

Nationstar Mortgage approval is contingent upon the following:

1. The closing must occur on or before October 17, 2013 by noon (CST)
2. 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
3. The approved buyer(s) is/are [REDACTED]
4. The approved Gross Sales price is \$150,000.00
5. Allowable closing costs are limited to the following:

a. Commissions	\$9,000.00
b. Total Other Closing Costs	\$6,590.00
c. Negotiated Subordinate Lien Release (if applicable)	\$0.00
d. Seller's Concessions (if applicable)	\$0.00
e. Relocation Assistance (if applicable)	\$0.00
f. Extension Fee (if applicable)	\$0.00
6. The seller(s) must not receive any proceeds from the short sale transaction, unless otherwise approved by Nationstar Mortgage as advised in section 5 of allowable closing costs.
 - a. Any proceeds from impound will be applied to the deficiency.
7. The total Seller's Cash Contribution required at closing is \$0.00
8. In addition to the Cash Contribution at closing (as stated in section 7), the seller is also required to execute a promissory note in the amount of \$0.00. A promissory note will not need to be executed at the time of closing if the amount required is \$0.00.
9. Net proceeds must meet or exceed \$134,410.00 includes any Seller's Cash Contribution at the time of closing.
10. The short sale transaction must be an "Arms Length" transaction, and the attached Arms Length Affidavit (if provided) must be signed at closing and returned.
11. All Final HUD-1 Settlement Statements must be submitted via Equator.com for final approval at least 3 days prior to closing.
12. If the approved terms above change in any way, are delayed, or cancelled please notify Nationstar Mortgage thru Equator messaging immediately. Any changes needed within 10 business days of the closing date may not be eligible for approval or may delay the final closing date.
 - a. Nationstar Mortgage, LLC reserves the right to charge a per diem for any delays.
13. The foreclosure process will/may continue during the short sale transaction. Please be advised that if a foreclosure sale is pending, the foreclosure date will not be postponed to allow this short sale closing.
14. All short sales of loans that have mortgage insurance coverage are subject to mortgage insurer approval.