



8742 Lucent Boulevard ■ Suite 300 ■ Highlands Ranch, CO 80129

P 800-306-6059

F 720-241-7526

HELP FOR AMERICA'S HOMEOWNERS.



THIS IS FOR INFORMATIONAL PURPOSES ONLY.

[REDACTED]

Re: [REDACTED]

April 22, 2015

Dear [REDACTED]

Approval of Short Sale - The Servicer consents to this Request for Approval of Short Sale and agrees to accept all net proceeds from the settlement as full and final satisfaction of the first mortgage indebtedness on the referenced property. This agreement is subject to the following:

- A. Terms – The sale and closing comply with all terms and conditions of the Request as well as all terms and representations provided herein by the Borrower.
- B. Changes – Any change to the terms and representations contained in the Request or the attached sales contract between you and the buyer must be approved by the Servicer in writing. The Servicer is under no obligation to approve such changes.
- C. Subordinate Liens – Prior to releasing any funds to holders of subordinate liens/mortgages, the closing agent must obtain a written commitment from the subordinate lien holder that it will release Borrower from all claims and liability relating to the subordinate lien in exchange for receiving the agreed upon payoff amount
- D. HUD-1 – A HUD-1 Settlement Statement, which will be signed by you and the buyer at closing, must be provided to the Servicer no less than 48 hours prior to closing scheduled on 5/29/2015.
- E. Bankruptcy – If you are currently in bankruptcy or you file bankruptcy prior to closing, you must obtain any required consent or approval of the Bankruptcy Court.
- F. Tax Consequences – A short payoff of the mortgage may have tax consequences. You are advised to contact a tax professional to determine the extent of tax liability, if any.
- G. Credit Bureau Reporting – We will follow standard industry practice and report to the major credit reporting agencies that your mortgage was settled for less than the full payment. We have no control over or responsibility for the impact of this report on your credit score. To learn more about the potential impact of a short sale on your credit you may want to go to <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.

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- H. HAFA Affidavit - The attached HAFA Affidavit, which will be signed by you and the buyer at closing, must be provided to the Servicer no more less than 48 hours after prior to the closing scheduled on 5/29/2015.
- I. Payment Instructions – Payoff funds and a final HUD-1 Settlement Statement must be received by the Servicer within 48 hours of closing in accordance with the attached wiring instructions.

Overnight Address:

Specialized Loan Servicing LLC
8742 Lucent Blvd. Ste 300
Highlands Ranch, CO 80129
Attn: Cashiering

Wiring Instructions:

Bank Name - Wells Fargo Bank
Bank Address - 420 Montgomery St., San Francisco, CA 94104
Account Number - [REDACTED]
Bank ABA Number - [REDACTED]
Account Name - SLS - Wire Clearing

- J. Closing Instructions
 - a. Closing costs have been negotiated and agreed upon with the authorized agent as of 4/22/2015
 - b. The approved sales price for the property is \$310,000.00
 - c. The minimum net proceeds is approved in the amount of \$272,507.53
 - i. Seller cash contribution at closing N/A
 - ii. Total closing costs not to exceed \$37,492.47
 - iii. Maximum commission paid \$18,600.00
 - iv. Maximum allowed to subordinate lien holder(s) \$6,000.00
 - v. Maximum allowed to borrower for cash for closing \$10,000.00
 - vi. Any additional fees that were not approved on 4/22/2015 will not be covered by a reduction to the net proceeds.
 - d. Return of signed acknowledgement of this Short Sale Contingent Approval letter.
 - e. Certified copy of final executed HUD-1 settlement statement.
 - f. Fully executed HAFA Affidavit.

If you have not already done so, please send the requested documentation along with the name of the title company's closing agent and a contact number, so that we can make arrangements for direct payment of the proceeds to SLS. If any of the above requested documents and information, as well as the minimum net proceeds, are not received in this office by the dates given, this approval will be null and void and you will need to contact this office for updated approval. A new buyer cannot be substituted without a re-approval of the contract and short sale by SLS.



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If you have questions concerning this letter or need further assistance, you may contact me or our Customer Resolution Department at 1-800-306-6059, Monday-Friday 6a.m.–7 p.m. and Saturday 6a.m. – 12p.m. (MST).

Sincerely,

Timothy #10933
Specialized Loan Servicing LLC
Customer Resolution Department
Ph: 1-800-306-6059
Fax: 720-241-7526

My signature below acknowledges acceptance of the above terms and conditions.

KIM K BARNES

Date

Date

BANKRUPTCY NOTICE- IF YOU ARE A CUSTOMER IN BANKRUPTCY OR A CUSTOMER WHO HAS RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT: PLEASE BE ADVISED THAT THIS NOTICE IS TO ADVISE YOU OF THE STATUS OF YOUR MORTGAGE LOAN. THIS NOTICE CONSTITUTES NEITHER A DEMAND FOR PAYMENT NOR A NOTICE OF PERSONAL LIABILITY TO ANY RECIPIENT HEREOF, WHO MIGHT HAVE RECEIVED A DISCHARGE OF SUCH DEBT IN ACCORDANCE WITH APPLICABLE BANKRUPTCY LAWS OR WHO MIGHT BE SUBJECT TO THE AUTOMATIC STAY OF SECTION 362 OF THE UNITED STATES BANKRUPTCY CODE. HOWEVER, IT MAY BE A NOTICE OF POSSIBLE ENFORCEMENT OF THE LIEN AGAINST THE COLLATERAL PROPERTY, WHICH HAS NOT BEEN DISCHARGED IN YOUR BANKRUPTCY. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT OUR CUSTOMER CARE CENTER AT 800-306-6057

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