



07/29/11

[REDACTED]
[REDACTED]
Gainesville, VA 20155

Account Number: [REDACTED]

Customer: [REDACTED]
[REDACTED]
Gainesville, VA 20155

Dear [REDACTED]

This letter serves as CitiMortgage, Inc.'s authorization and acceptance of a short sale on the property securing the above referenced loan. CitiMortgage, Inc. will accept a payoff on the above referenced account, in the amount of **\$544,850.79**. This short sale payoff figure is only good through **08/01/11**. If full payment is not received prior to the **08/01/11**, a new payoff figure will be required.

CitiMortgage's approval is subject to the terms and conditions stated in this letter. Any requested changes to the terms and conditions of this letter must be requested in writing by you or your authorized representative and must be approved by CitiMortgage.

CitiMortgage's short sale approval is contingent upon the following terms and conditions being met:

1. The buyer(s) are [REDACTED] per the Sales Contract/Offer to Purchase dated **05/11/11**. The HUD-1 Settlement Statement must identify [REDACTED] as seller(s) and [REDACTED] as the buyer(s).
2. The contract sales price is not less than **\$600,000.00**.
3. The real estate agents' commissions for the short sale transaction cannot exceed **\$30,000.00 (5%** of the contract sales price).
4. The closing must take place on or before **08/01/11**. Any extensions of the closing date beyond the approved date must be approved by CitiMortgage, Inc., and a new payoff figure may be required.
5. The mortgagor(s) or customer(s) listed on CitiMortgage's security instrument must be the owner(s) of record (in title to the property) at closing.
6. The contract for the sale of the property is an arms length transaction, negotiated between the customer(s) and the buyer(s) who are unrelated parties, with each party acting in their own self-interest. The contract sales price is the fair market value of the property and is the result of fair bargaining. The customer(s) warrants that they are not related to the buyer(s) of the transaction,

by blood, marriage, friendship, commercial enterprise, business relationship, or in any other manners.

7. **CUSTOMER** is to receive no proceeds from the sale of the above property. Any and all refunds or credits must be added to the short sale payoff figure and remitted to CitiMortgage, Inc. at the time of closing.
8. **A copy of the HUD-1 Settlement Statement and a copy of either the certified funds with an overnight delivery tracking number (UPS, FedEx, etc.) or the bank wire confirmation slip must be E-MAILED to the closer, [REDACTED] and [REDACTED] at the time of closing.**
9. Certified funds or bank wire must be received on or before **08/01/11**.
10. Only upon receipt of certified funds and the final (or certified copy) HUD-1 Settlement Statement, will CitiMortgage, Inc. release its mortgage on the property and waive any deficiency against **CUSTOMER** for the remainder of the debt. CitiMortgage, Inc. reserves the right to revoke this short sale authorization until the certified funds and final HUD-1 Settlement Statement is received and reviewed.
11. Any funds held in the CitiMortgage, Inc. Escrow/ Impound Account and/or insurance claim proceeds will be considered the property of CitiMortgage, Inc. and will be applied towards the loss on the account.
12. A copy of this letter must be provided to **CUSTOMER** at the time of closing.

Sincerely,

[REDACTED]
Shortsale Negotiator

Please deliver the certified funds by overnight mail service to:

CitiMortgage
Attn: Payoff Department
Closing Rep: Joshua Lyman
4740 121st Street
Des Moines, IA 50323

Please wire payoff funds to:

CitiBank, N.A.
New Castle, Delaware
ABA # 031100209
Credit To: CitiMortgage
Account # [REDACTED]

Wire Memo Info Required: Short Payoff

Customer Name: [REDACTED]
Customer 10 Digit Account Number: [REDACTED]



July 29, 2011

CitiMortgage, Inc.

Account Number: [REDACTED]

Customer [REDACTED]

Dear [REDACTED]

This letter serves as CitiMortgage, Inc. (CMI) authorization and acceptance of a short payoff on the above referenced account, in the **MINIMUM** amount of **\$18,874.00** or the net proceeds from closing settlement, whichever is **GREATER**.

This amount is valid through **August 1st, 2011**. Certified funds must be received on or before **August 1st, 2011**. The sellers/mortgagers may not receive more than \$0.00 in this transaction at closing. Upon receipt of certified funds or title company escrow check and after a final review of the original (or certified copy) HUD 1 settlement statement, CMI will release its mortgage on the property. Any funds held in CMI's Escrow/ Impound Account and / or insurance claim proceeds will be considered the property of CMI and will be applied towards our loss.

Please deliver the "certified funds only" by bankwire or by overnight mail service to: Short Sale Payoffs. Documents must be sent to [REDACTED] by e-mail. We must have a copy of notarized payment agreement and, the check or wire to release our lien.

Please deliver the certified funds by overnight mail service to:

**CitiMortgage, Inc.
Attn: Short Sale Payoffs
Closing Rep: [REDACTED]
1000 Technology Drive
Mail Station #707
O'Fallon, MO 63368**

**Wire Information: Wire to: US Bank N.A.
St. Louis, MO
ABA # [REDACTED]
Credit To: CitiMortgage, Inc.
Account # [REDACTED]
Wire Memo info Required: Short Payoff
Customer Name: [REDACTED]
Customer 10 Digit Account Number: [REDACTED]**

***** A COPY OF THIS LETTER MUST BE PROVIDED TO THE CUSTOMER *****

A copy of the final executed HUD 1 and wire confirmation or if funds are overnighted a copy of the check and tracking slip must be e-mailed to [REDACTED] and [REDACTED] at the time of closing.

Sincerely,

[REDACTED]
Shortsale Negotiator

Toll Free: 866-240-0658 Ext. 31186 Direct: 972-653-1186