



8100 Nations Way
Jacksonville, FL 32256

April 2, 2010

[REDACTED]

RE: Loan No: [REDACTED]

Property address: [REDACTED]
BRISTOW VA 20136

Dear [REDACTED]

This letter serves as our approval of the Pre-foreclosure Sale with regards to the above referenced property. EverHome Mortgage Company acknowledges this loan will close for less than the actual payoff amount of the mortgage. However it is contingent upon the following conditions:

- Sales price is **\$265,000.00**, if closing does not occur by the specified date, an extension must be approved and per diem interest may be required.
- Net sales proceeds to be no less than **\$236,123.63**, payable to EverHome Mortgage Company.
- Seller waives all rights to any escrowed funds, or prepaid refunds.
- Any overages/tax credits must increase the net sales proceeds.
- Closing to occur on or before **05/05/2010**, should closing not occur on or before this day additional approvals will be required.
- **The net proceeds check and the original executed HUD-1 Settlement Statement must be received within 48 hours of closing.**
- HUD-1 must be faxed or emailed to this office for final review and approval at least **48 hours** prior to closing to **fax #904-470-2640**. Any adjustments to the net sales proceeds will be made at that time. Failure to obtain final review and approval of the HUD-1 settlement statement could result in the denial and return of the proceeds check.
- Property is being sold in **"as-is"** condition.
- No other modifications or sales will be permitted without prior written approval by EverHome Mortgage Company.

This amount includes both buyer & seller closing costs.

- The allowable closing costs should not exceed \$ **9976.37** and commissions should not exceed \$ **15,900.00**. Should closing cost exceed the above approved amount additional approvals will be required.
- The total amount to be paid to the 2nd Lien Holder is: **\$3000.00**. This approval is contingent upon the 2nd lien holder approving the settlement to release the 2nd lien. (if applicable)
- Please provide a copy of the letter to the closing agent as it will serve as approval for our demand/pay off statement.
- Upon receipt of the net sales proceeds and executed copy of the HUD-1 Settlement Statement, and Promissory Note (if applicable), EverHome Mortgage Company will prepare the release of mortgage and forward to the Closing Agent for recording. ***The cost associated with the recording of the release is the sole responsibility of the Closing agent. Please provide the correct address and responsible person for Everhome Mortgage to send the release to.**
- Should the property be in active Foreclosure, and a sale date has been scheduled the closing must occur prior to the sale date; scheduled foreclosure sales can not be postponed.
- Should the loan be in active foreclosure once the sales proceeds have been received, Everhome Mortgage will notify the foreclosure attorney to release this action.
- By signing this approval letter you are adhering to terms as set forth above.

Should you have any questions concerning this sale, please contact our office immediately at the number below.

Sincerely,

 _____@everhomemortgage.com
 HomeOwner Solutions Group

cc: R.E Agent

CHECKS SHOULD BE MADE PAYABLE TO EVERHOME MORTGAGE COMPANY

Overnight to:

EverHome Mortgage Company
Attn: Nicole Coleman/HomeOwners Solution Group
8100 Nations Way
Jacksonville, Florida 32256