

**Loan Administration  
Loss Mitigation Department  
4000 Horizon Way #6207  
Irving TX 75063**

**Loan#:** [REDACTED]  
**Seller:** [REDACTED]  
**Property:** [REDACTED] Gainesville, VA 20155

The purpose of this letter is to inform you that we will accept less than the total amount due. The terms of the approval are as follows

<b>Buyers Name</b>	[REDACTED]
<b>Sales Price</b>	<b>\$ 219,900.00</b>
<b>5% Commission</b>	<b>\$ 10,995.00</b>
<b>Closing Costs</b>	<b>\$ 5,505.09 (Attached breakdown / Page 4)</b>
<b>TOTAL PROCEEDS</b>	<b>\$ 203,399.91</b>

If this loan cannot close on or before 3/25/2011 payoff amount is subject to change and you will need to obtain updated figures.

**The final HUD-1 should be emailed for approval at least 48 hours prior to closing, including fully executed "Arms Length Transaction Affidavit" previously provided.**

**Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. Please be advised that a 1099C will be filed with the IRS in regards to this transaction.**

Please note that the seller must net \$0.00 at closing. Any overage in the above figure must be included in the net proceeds. The escrow funds and/or unearned premiums for insurance and/or taxes will be used towards the payoff on this loan. The seller(s) must execute the attached escrow assignment authorizing the use of all refunds.

**Payoff instructions will be given upon approval of final HUD-1 and receipt of fully executed "Arms Length Transaction" Affidavit. We only accept certified cashier's checks from banks only. No exceptions.**

**Payoff funds will be rejected if the following items are not emailed to me within 24 hours of closing:**

- 1. Executed/Final Settlement Statement**
- 2. Copy of the Certified Cashier's Check**
- 3. Executed Escrow Assignment (attached)**
- 4. Preliminary Title Report Is Required for *Releasing Lien***
- 5. Executed Promissory Note (if applicable)**
- 6. 2<sup>nd</sup> lien holder approval letter (if applicable)**

If clarification is needed, please call 1.866.621.0537

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**Loan#:** [REDACTED]  
**Seller:** [REDACTED]  
**Property:** 14351 Newbern Loop Gainesville, VA 20155

**ASSIGNMENT OF ESCROW FUNDS**

This is to certify that (I) we hereby release any claim (I) we may have to any escrow account or earned interest on the escrow account associated with the above described loan. Said escrow account is to become the property of this office for the guarantor/investor.

If (I) we receive refunds from any insurance company and/or taxing authority, (I) we agree to endorse the check(s) and mail them to First Horizon Home Loans P.O. Box 630143, Irving, TX 75063 or 4000 Horizon Way, Irving, TX 75063 to Attn: Dept #6207

\_\_\_\_\_  
Seller Date  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**FORWARDING ADDRESS & PHONE NUMBER**

\_\_\_\_\_  
Seller Date  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**FORWARDING ADDRESS & PHONE NUMBER**

**FORWARDING ADDRESS IS REQUIRED TO PROVIDE A COPY TO  
THE BORROWER (S) WHEN REPORTING TO THE IRS AT YEAR END**

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**Loan#:** [REDACTED]  
**Seller:** [REDACTED]  
**Property:** [REDACTED] Gainesville, VA 20156

***Breakdown Closing Costs:***

closing costs	\$	3,500.00
county taxes	\$	430.09
settlement	\$	700.00
deed	\$	175.00
grantor's tax	\$	200.00
HOA disclosure	\$	500.00
<b>Total Closing</b>	<b>\$</b>	<b>5,505.09</b>