



LoanCare

February 6, 2012

Attention: Brian
Email: brianm@wdreocalifornia.com

RE: LoanCare Loan# [REDACTED]
Investor Loan# [REDACTED]
Borrower(s): [REDACTED]
Property Address: [REDACTED]

Dear [REDACTED]

The PreForeclosure Sale that you requested on the aforementioned property has been approved, subject to the following terms:

1. The closing date should occur on or before **03/22/12**.
2. PreForeclosure Settlement Statement:
 - a. Gross Sales Price: \$ 289,000.00
 - b. Total Closing Costs: 5,363.36 (Seller cannot exceed this amount; this includes all taxes, title & title insurance, and any HOA assessments)
 - c. Broker Commission: 17,340.00 (Cannot exceed this amount)
 - d. Net Sales Proceeds: \$ 266,296.64 (**No Less will be ACCEPTED**)
3. In the event there is a **TAX CREDIT** at closing, the amount is to be added to the approved net proceeds.
4. The **HUD1 must be signed** by all buyers, sellers and settlement agent – **regardless of the laws of that state** (see attached example)
5. The Arms Length Affidavit **must be signed** by all **sellers and buyers, and also the buyer's and seller's agent**. **All signatures** must be **notarized** including the agents.
6. **For FHA Loans only** – Closing worksheet **must be initialed** by the **seller** and then **signed by both the seller's agent/broker and by the closing agent** in the appropriate boxes.

7. **The Borrowers ARE NOT to receive any funds from the proceeds of the sale, unless the investor has approved an incentive or Relocation payment.**
8. All Extension requests **MUST** be submitted in writing for approval
9. **NO ELECTRONIC OR RUBBER STAMPED SIGNATURES WILL BE ACCEPTED** (ie. If original signatures are not affixed to the listing agreement & purchase contract and received prior to closing; this approval letter is null and void. If original signatures are not affixed to the Arm's Length Affidavit & Final HUD1 at closing this letter is null and void and short-sale funds will be returned.)
10. If a promissory note was requested, the original must be executed and delivered with the entire closing package to our office.
11. **If a Power of Attorney is required**, it must be presented prior to final approval of the short-sale offer reviewed and approved, if presented after final approval, the Short-sale Approval letter is Null and Void
12. The net amount will be accepted as final payment and the lien released, an IRS 1099C will be filed at year end in accordance with IRS regulations.
13. If you would like to Bank Wire the short-sale funds, see below instructions:

Wachovia Bank
One Wachovia Center
Charlotte, NC 28288 – 10013

Account Name: LoanCare Servicing Center, Inc
Clearing Account Number: [REDACTED]

24 hours prior to the closing day, the Final HUD-I Settlement Statement MUST be emailed to this office and approved prior to closing. After closing, a copy of the proceeds check/wire; executed final HUD-I Settlement Statement, Arms Length Affidavit, and any promissory note must be email to my attention at cathy.jarboe@loancare.net and to Shirley.novotny@loancare.net.

Please forward all executed documents and a copy of the proceeds check/wire to the address shown below, to the Attention: Shirley Novotny; marked **PERSONAL & CONFIDENTIAL**.

If the above instructions are **NOT** followed, we will not be able to accept the short sale funds.

Should you have any questions, please email me at cathy.jarboe@loancare.net.

Sincerely,
Cathy Jarboe
Loss Mitigation Specialist
LoanCare Servicing Center