



8100 Nations Way
Jacksonville, FL 32256

August 24, 2009

The Battiata Real Estate Group
Attention: Stefanie Navarre

RE: Loan No: [REDACTED]
Mortgagor(s): [REDACTED]
Property address: [REDACTED]

Dear Stefanie,

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 **\$350,000.00**, 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 **\$316,890.81**, 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 **10/01/09**, otherwise a daily per diem of **\$68.38** must be added for each additional day up to 15 days. Additional time will be provided based on Investor approval.
- **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 to this office for final review and approval at least **48 hours** prior to closing to (904) 623-6936. 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.

- The allowable closing costs should not exceed \$12,609.19 seller/buyer(s) will be responsible for any closing costs that exceed the allowable amount. Payoff to the second should be no more than \$3,000.00 and Real Estate commission not to exceed \$17,500.00.
- 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, EverHome Mortgage Company will prepare the release of mortgage and forward to the Closing Agent for recording. **(any 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 too.
- Should the property be in active Foreclosure, the Foreclosure attorney will be notified 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,

[REDACTED]

Brittany Cullen
Loss Mitigation Specialist
(904) 281-6099
(904) 623-6936

cc: file

CHECKS SHOULD BE MADE PAYABLE TO EVERHOME MORTGAGE COMPANY

Overnight to:

**EverHome Mortgage Company
Attn: Brittany Cullen/Loss Mitigation Dept.
8201 Cypress Plaza
Jacksonville, Florida 32256**