

# SAXON

4708 Mercantile Dr.  
Fort Worth, TX 76137-3605

July 6, 2009

Borrower: [REDACTED]  
CO-Borrower: [REDACTED]  
Property Address: [REDACTED]

Attn: Matthew Battiatia  
Fax: 866.698.9830

Direct Number: 760.930.9898

Re: First Loan Number [REDACTED]

Buyer: [REDACTED]

Seller: [REDACTED]

Dear Sir or Madam:

Please be advised that our office has reviewed the residential sale and purchase contract submitted for the property located at [REDACTED]. We have agreed to accept the purchase price of \$210,000.00, "As-is" with an escrow closing no later than 08/10/09, with the following terms and conditions:

- The transaction must close on or before 08/10/09.
- Sales Price to be \$210,000.00. Any EXTENSIONS WILL result in a 1% commission cut.
- Seller makes no repairs, property is purchased in "As-Is" condition.
- Seller makes no warranties, expressed or implied.
- Sellers total closing costs limited and not to exceed: \$3,351.16 and \$191,148.55 to payoff the first lien.
- Net Sales Proceeds due to Saxon Mortgage Services, Inc. on or before 08/10/09 shall not be less than \$191,148.55 for the first lien. Upon receipt of proceeds, a release of lien shall be prepared.
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- Realtor sales commissions to not exceed the amount of: \$10,500.00 of the sales price.
- Borrower(s) will receive no funds from the closing of this transaction. Any funds over and above \$191,148.55 must be remitted to Saxon Mortgage Services, Inc.
- PRIOR TO CLOSING, Saxon MUST review and approve the final HUD1 Settlement Statement.
- No proceeds out of this transaction may be used to pay subordinate liens except for \$5,000.29 to payoff the second lien. Upon receipt of proceeds, a release of lien shall be prepared.
- No proceeds out of this transaction may be used to pay subordinate liens except for \$0.00 to payoff the third lien.
- Signed and executed HUD1 must be faxed to Nakisha Sayles and fax 817.852.2934 upon close of this transaction to postpone pending foreclosure action.
- All funds must be wired to the following bank account no later than: 08/10/09

We are a debt collector. Any information obtained will be used for that purpose.

Saxon Mortgage Services, Inc. \* 4708 Mercantile Drive North \* Fort Worth, TX 76317-3605  
P.O. Box 161489 \* Fort Worth, TX 76161-1489 \*