



11/17/09

Account #: [REDACTED]

Re: [REDACTED]

Subject: CLOSING INSTRUCTIONS/SHORT SALE AGREEMENT (TOTAL RELEASE OF CUSTOMER LIABILITY)

To Whom It May Concern:

This letter confirms that HFC approved your Short Sale request on the above referenced account.

HFC agrees to release the lien on the above listed property for a minimum payment amount of \$8,000.00 and upon completion of all terms under this agreement. Please remit this payment in the form of CERTIFIED FUNDS ONLY with the final HUD statement and this Agreement to the address below. If wiring the payment, please mail the original requested documents to the address below. Any surplus funds from the close of the escrow shall be paid directly to HFC. This offer is contingent upon a sales price of the Property of \$170,000.00 (agree upon sales price). The realtor's commission shall not exceed 6%.

HFC
Attn: BRYAN HILL
636 Grand Regency Blvd.
Brandon, FL 33510

Wire Transfer
Bank Name: HSBC Bank
Bank ABA#: 021001088
Credit Bank Account Name: HFC Collections
Credit Bank Account#: 001-845900

Please note this approval is on the condition that HFC would receive the agreed upon proceeds listed above by 12/15/09. If there is a delay in the closing and/or disbursement of the proceeds, please contact us at the telephone number listed below.

Our Customer (Seller) must acknowledge their agreement to the terms outlined in this letter by their signature at the bottom of this letter. This letter must accompany the settlement proceeds check and net settlement worksheet. Failure to do so may result in a delay of any release of the lien and/or voiding of this offer.

Our Customer agrees that upon receipt of the posting of the agreed upon Short Sale payment amount, the remaining balance, if any, will be charged off and does not require to be repaid. Please note that a \$0.00 balance will appear on the Customer's file with the credit bureau as "Account legally paid in full for less than the full balance".

Special Notes/Conditions:



In the event the property should go through Foreclosure sale prior to the end of the offer period, this Agreement will become null and void. There may be a tax liability associated with this transaction. Please consult with your tax advisor for more information.

I acknowledge by my signature below, that I have read, understand, and agree to the terms of this letter.

Customer _____ Date _____

Customer _____ Date _____

On this _____ day of _____ in the year _____, the above signed person(s) <Customer name(s)> personally known/provided personal identification of _____ being duly sworn, did execute this forgoing affidavit and did so at her/his free act and deed.

If you have questions, please contact us at 1-800-547-8749 during normal business hours.

Sincerely,

HFC

Esta carta contiene información importante sobre su cuenta y podría requerir su atención. Si tiene alguna pregunta y desea hablar en Español con un empleado, sírvase comunicarse con nosotros al 1-800-547-8749 durante nuestras horas de oficina normales.