

Final Short Sale Price	\$375,000.00
Seller Contribution	\$0.00
Deficiency Waiver	YES

07/07/15

Short Sale Approval Notification

Loan Number:

Property Address:

Dear Mortgagor(s):

This letter confirms that Carrington Mortgage Services, LLC ("CMS"), current servicer and authorized agent for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2015-3 ("Lender"), has approved your request for a short sale and will accept from the sale of the above-referenced property no less than the net proceeds of **\$348,450.00** to release/re-convey its mortgage lien on the subject property subject to the following conditions:

- Escrow must be opened, and a certified copy of the Estimated Settlement Statement, prepared by an escrow/closing attorney, must be received by CMS via fax at **1.888.849.1034**, no later than **07/16/15**:
- Escrow must close and the required funds must be received by CMS on or before 07/16/15 or the business day prior to the scheduled foreclosure sale, whichever comes first.
- Zero proceeds are to be paid to the seller.

ITEMIZED COSTS:

Contract Sales Price:	\$375,000.00
Commissions Amount:	\$18750.00
Taxes & Insurance:	\$1,300.00
Concessions:	\$2,500.00
Seller Contribution:	\$0.00
Closing Costs:	\$4,000.00
Sr/Jr Lien Holder:	\$0.00
Miscellaneous:	\$0.00

- Any changes to the approved cost(s) as itemized above must be approved by CMS.
- A copy of the final HUD1 must be faxed to **1.888.849.1034** for approval prior to closing of Short Sale transaction.
- You waive all rights to escrow funds, refunds from prepaid expenses and funds held in suspense by CMS.
- At the close of escrow, payoff funds and a copy of this letter must be forwarded, via overnight delivery, to the attention of the undersigned.
- At the close of escrow, forward a certified copy of the Final HUD1/Settlement Statement to CMS.
- In the event the sale of the property is not completed and/or CMS does not receive the required funds by the date stated above, this approval is rescinded.
- Once the sale closes in accordance with the terms specified above, we will accept the sale proceeds as full satisfaction of your mortgage and note. Any remaining amount of indebtedness will be fully discharged on the mortgage and we will release you from all responsibilities for repaying your mortgage and note.