

green tree

Green Tree Servicing LLC
P.O.Box 6172
Rapid City, SD 57709-6172

February 14, 2013

Original Mortgage	\$185,519.02
Final Short Sale Price	\$115,600.00
Settlement Amount	\$103,617.40
Settlement %	41.65%
Seller Contribution	\$0.00
Deficiency Waiver	YES

Re: Our Account#: [REDACTED]

Property Address: [REDACTED]

Settlement in Full

Dear [REDACTED]:

The current payoff on your above-referenced account is **\$185,519.02**.¹ Please be advised that Green Tree Servicing LLC² ("Green Tree") has approved the proposed short payoff subject to the following conditions:

1. Approval is contingent upon Green Tree receiving proof of escrow/settlement being opened.
2. Close of escrow is to be on or before **4/12/2013**.
3. Gross **contract sales price is \$115,600.00**.
4. Green Tree will accept and consider payment in the amount of **\$103,617.40** on the account as a settlement in full.
5. Maximum net sales proceeds to the 2nd lien of **\$0.00**.
6. Maximum commissions to agent of **\$6,936.00**.
7. Maximum closing costs **\$5,046.60** which excludes: third party short sale negotiation fees, third party short sale processing fees, escrow pad, pest inspections, home warranties, and water, sewer or utility fees.
8. Send separate wires for each loan if there are multiple loans to Green Tree.
9. Parties other than Green Tree must absorb (pay) any additional unapproved closing costs.
10. If this short sale does not close on or before the designated closing date, the file could be subject to a Per Diem penalty.

Any funds in your escrow account will be applied to your remaining loan balance. Upon receipt and verification of good funds, **Green Tree will release the deed of trust/mortgage and the Note will be settled in full.**

This offer is expressly conditioned upon Green Tree's receipt of the funds by 4/12/2013.

If this offer is based upon a cash settlement, please assure good funds are received by Green Tree by 4/12/2013. You may use the wiring instructions referenced below to send your settlement funds.

¹ BECAUSE OF INTEREST, LATE CHARGES, AND OTHER CHARGES THAT MAY VARY FROM DAY TO DAY, THE AMOUNT DUE ON THE DAY YOU PAY MAY BE GREATER. HENCE, IF YOU PAY THE AMOUNT SHOWN ABOVE, AN ADJUSTMENT MAY BE NECESSARY AFTER WE RECEIVE YOUR CHECK. IN WHICH EVENT WE WILL INFORM YOU BEFORE DEPOSITING THE CHECK FOR COLLECTION. FOR FURTHER INFORMATION, CONTACT CUSTOMER SERVICE AT THE ABOVE-REFERENCED ADDRESS OR TOLL FREE NUMBER.

² Green Tree Servicing LLC and related entities, including, for certain accounts in Pennsylvania, Green Tree Consumer Discount Company.