

December 31, 2014

Re: Our Account Number: [REDACTED]

Property Address: [REDACTED]

Settlement in Full

Dear [REDACTED] :

The current payoff on your above-referenced account is **\$187,338.60**.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 **1/9/2015**.
3. **Gross contract sales price is \$85,000.00.**
4. Green Tree will accept and consider payment in the amount of **\$69,299.65** on the account as a settlement in full.
5. Maximum **net sales proceeds to the 2nd lien of \$6,000.00.**
6. Maximum commissions to agent of **\$5,100.00.**
7. Maximum closing costs **\$4,600.35** 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.

*****Please review the remaining pages for a breakdown of approved fees – anything else is unapproved. I also need to see the HUD 2 days prior to closing so I can issue HUD approval*****

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 1/9/2015.

If this offer is based upon a cash settlement, please assure good funds are received by Green Tree by 1/9/2015. You may use the wiring instructions referenced below to send your settlement funds.

If this offer is conditioned upon the sale or refinance of the collateral securing the above-referenced account, Green Tree must receive all available funds from the sale or the closing of the new loan not to exceed the full payoff amount of the existing loan. You have represented to Green Tree that there are no additional funds available from the sale or refinance of the property and that you shall receive no funds, either directly or indirectly, from the sale or the closing of the new loan. If any additional funds become available, you must instruct the title company to disburse the funds to Green Tree.

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.

Original Mortgage	\$187,338.60
Final Short Sale Price	\$85,000.00
Settlement Amount	\$69,299.65
Settlement %	63.01%
Seller Contribution	\$0.00
Deficiency Waiver	YES