



All of us serving you®

U.S. BANK HOME MORTGAGE

P.O. Box 211128
Eagan, MN 55121-4201

May 19, 2014

[REDACTED]

Final Short Sale Price	\$222,500.00
Seller Contribution	\$0.00
Deficiency Waiver	YES

Re: Short Sale Contract Approval Notice
Mortgage Loan Number: [REDACTED]
Property Address: [REDACTED]

Seller: [REDACTED]
Buyer: [REDACTED]

Dear Mortgagor(s):

This letter will serve as our Approval/Demand statement to accept a short payoff on the property listed above. This property is being sold "As Is". **Please provide a final HUD for review and approval prior to closing this transaction.** Approval is subject to the following terms and the closing costs are limited to the following amounts:

Contract Sale Price	\$ 222,500.00
1. Seller paid transfer tax	\$ 1,134.75
2. Seller paid owners policy	\$ 1,147.00
3. Commission	\$ 13,350.00
4. Closing fees	\$ 915.00
5. Attorney fee	\$ 2,000.00
6. Property taxes due	\$ 500.00
7. HOA dues	\$ 372.00
8. Sanitation municipal fee	\$ 100.00
9. Sewer municipal fee	\$ 250.00

Net Proceeds to US Bank Home Mortgage (to Equal or Exceed): \$ 202,731.25

Please advise the seller that as a condition to approval, the seller's rights to any escrowed funds and any refunds from pre-paid expenses are waived. **The seller will not receive any funds from the proceeds of the sale, other than the HUD Incentive as indicated above.** Receipt of these funds shall suffice for release of the mortgage and deed of trust. **U.S. Bank Home Mortgage will not seek a deficiency judgment for any remaining balance.**

NOTE: This approval is subject to clear title. Please attach a copy of the title report.

If you accept the short sale, please note your account will be reported to the credit repositories as "Account paid in full for less than full balance". This may have a negative impact on your credit rating. Notify me in advance if there are any variations in the settlement charges, net proceeds, or if you learn that the transaction is not going to close on or before **June 18, 2014**. **Changes to the settlement date or minimum acceptable proceeds to US Bank will require new approval by US Bank prior to closing, as this payoff statement will become null and void.** To request an extension on the closing date, please send the request to Shortsaledocs@usbank.com.

The purchaser of the property may not be related in any way to the seller. Any relationship between a participating broker and the seller or purchaser must be disclosed and approved. This must be an arms length transaction. This letter will serve as our presence at closing, since we will not have an attorney present.