

ACI/Citimortgage-GH



Aurora paid Realtor's commissions of \$6,846. Seller did not have to pay Realtors' commissions.

15

[Redacted]

LAS VEGAS NV 89113-1509

Creditor: Citibank, N.A.
Account Balance: \$ 57915.59

Original Creditor Account

Saved Seller N.A. \$200,900 in negative equity.

First mortgage paid \$6,000 to ACI/Citimortgage mortgage to settle the second mortgage. Seller did not have to pay anything to settle the debt to the second mortgage.

The First Mortgage, Aurora Bank paid Buyer's closing costs of \$3,400.

Dear: [Redacted]

We are writing to you regarding your CITI MORTGAGE account.

This letter, will serve as confirmation that American Coradius International LLC, is willing accept \$6000.00 as full and complete settlement of the above referenced account.

This offer requires that American Coradius International of \$6000.00 on or before 06-22-12.

Wavier of Deficiency! Bank will forgive the remaining debt! No further legal collection action. CITIMORTGAGE is a lien holder

Upon receipt and clearance of your payment as agreed, we will update its records accordingly regarding this settlement. In the action, CITIMORTGAGE is a lien holder the property, they will take all necessary steps to release the lien and satisfy their interest in the property upon receipt and clearance of the agreed amount. Your credit bureau will be updated to read settled in full, zero balance by CITIMORTGAGE.

Make your check or money order payable to:

[Redacted]

Should you fail to meet the above arrangement as agreed American Coradius International LLC reserves the right to cancel this offer and initiate collection of the entire outstanding balance.

Whenever \$600.00 or more in principal of a debt is forgiven as a result of settling a debt for less than the balance owing, the creditor may be required to report the amount of the debt forgiven to the Internal Revenue Service on a 1099C form, a copy of which would be mailed to you by the creditor. If you are uncertain of the legal or tax consequences, we encourage you to consult your legal or tax advisor.

Sincerely,

Seller did not have to pay anything and did not have to sign a promissory note.

American Coradius International LLC
A Professional Debt Recovery Agency

We got the Seller \$3,000 in relocation money!

This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. Calls to or from this company may be monitored or recorded for quality assurance purposes.

Office Address: [Redacted]

Hours of Operation: Mon-Thurs: 8AM-9PM, Fri: 8AM-5PM, Sat: 8AM-12PM EST

American Coradius International LLC