

Nationstar-MG/JG



PRE-APPROVED PROPERTY SALE

June 26, 2012

RE: Loan #: [REDACTED]
Property address: [REDACTED]
 HENDERSON NV 89015

[REDACTED]
Attn: Foreclosure Prevention

Borrower (s) [REDACTED]
 [REDACTED]

Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC ("Nationstar Mortgage") approves the sale of [REDACTED] upon the following:

Originally bought for \$275,000 and sold for \$112,000.

proceeds to Nationstar Mortgage:
from impound (if any):

Not less than \$104,791.89
To be applied to the deficiency
July 13, 2012

Payment date:

Nationstar Mortgage agrees (1) file a withdrawal of the Notice, (2) provide any documents after we receive the funds and (3) waive any remaining deficiency balance.

Wavier of Deficiency!
Bank will forgive the remaining debt! No further legal collection action.

NOTICE: Possible Income Tax Considerations: The difference between the remaining amount you owe and the current market value of the property must be reported to the Internal Revenue Service (IRS) on Form 1099-C as debt forgiveness. In some cases, debt forgiveness could be taxed as income. The amount we pay you for moving expenses may also be reported as income. We suggest that you contact the IRS (www.irs.gov) or your tax preparer to determine if you may have any tax liability.

Commissions: \$5,600.00
 \$3,145.00

Nationstar paid Realtors' commissions of \$5,600. Seller did not have to pay Realtors' commissions.

Nationstar is paying \$3,145 to Citi Mortgage to settle the second mortgage. Seller paid \$2,355 to obtain the Waiver of Deficiency.

...to releasing any funds to a servicer... commitment from the subordinate lien holder... to the subordinate lien holder... commitment provided by the subordinate lien holder must be sent to the servicer with the final HUD-1 statement which is provided in advance of the closing for approval.

Payment will only be accepted by certified funds for the entire amount listed above to the appropriate address listed below. In the event that we do not receive the entire amount due, in immediately available funds, on or before July 13, 2012 by 12 noon (CST), this pre - approved property sale offer will terminate and be of no force and effect. Please fax an executed final settlement statement to [REDACTED]

Regards,
[Signature]
Foreclosure Prevention Manager
[REDACTED]

PAYOFF FUNDS MUST BE REMITTED USING CERTIFIED FUNDS OR BY WIRE TRANSFER ONLY. If using wire transfer, forward to: Wells Fargo Bank, N.A., [REDACTED] for credit to Nationstar Mortgage Payment Clearing Account [REDACTED] If mailing certified funds, make payable to Nationstar Mortgage LLC and forward to the address listed at the top of page. Funds received after 3:00pm Central Time may be posted on the following business day. Please include the Mortgagor's Loan Number on all correspondence. Loan number and Borrower name must be attached to wire.

IMPORTANT NOTICE