



P.O. Box 631730
Irving, TX 75063-1730
gohomeward.com

January 08, 2013

[REDACTED]
[REDACTED]
[REDACTED]
Oceanside, CA 92057-

Re: Homeward Residential, Inc. Loan Number: [REDACTED]
(referred to herein as "Loan")
Borrower(s): [REDACTED], [REDACTED]
(referred to herein as "Borrowers")
Property Address: [REDACTED], Oceanside CA 92057
(referred to herein as "Property")

Dear [REDACTED] and [REDACTED]:

This Short Sale Approval Letter will confirm that Homeward Residential has approved your request for a short sale of the above-referenced property, subject to the following terms and conditions. This Short Sale Approval Letter is an Agreement between you and Homeward Residential as to the terms of the short sale of the property.

The Terms and Conditions of the Short Sale are as follows:

- The approved purchaser(s) is/are [REDACTED] and [REDACTED].
- Purchase price of the property to be \$500,000.00.
- Net proceeds to be paid to Homeward Residential no less than \$456,430.82
- Funds and a copy of final Hud-1 must be received by Homeward Residential by 02/15/13.
- Homeward Residential, Inc. has hired Power REO's Short Sale Division (PRSSD) to facilitate and assist in the short sale process. Total Commission from the sale to be withheld from the net proceeds is as follows:

Listing Agent	\$13,750.00
Buyer's Agent	\$13,750.00
Power-Reo	\$2,500.00
- A processing fee of \$ 250.00 is applicable and must be paid for by the purchaser to Power REO at or prior to the completion of the Short Sale. This fee is over and above the amount of the total sales price and should appear on the buyer side of the final Hud-1 and show in either line 104 or 1300 section.

- After the approved short sale closes, any funds held in the Borrower's escrow/impound account and/or insurance claim proceeds relating to the Loan shall be 1) released by Borrower to Homeward, 2) considered the property of Homeward, and 3) will be applied toward Homeward's loss.
- A copy of the Hud-1 settlement statement must be provided to Homeward Residential at least two (2) business days prior to the short sale closing. This should be uploaded to Equator or faxed to 1-866-452-1837.
- Upon closing, a copy of the following documents must be faxed to Homeward Residential at 1-866-452-1837 or uploaded to Equator:
 - Certified Hud-1 Settlement Statement
 - Copy of wire transfer/certified check
 - Copy of the junior lien holder(s) approval letter
 - Copy of the Homeward short sale approval letter
- Upon full execution of this Agreement, including adherence to Terms and Conditions described herein and clearing of Net Proceeds check and payment of the Short Sale processing fee, Homeward Residential will:
 - Prepare a release for recording through its normal channels.
 - File a 1099C form with the IRS for the amount of the discharged debt, pursuant to the IRS regulations applicable to discharge of indebtedness. We encourage you to contact a tax professional to discuss any questions you may have.
 - Accurately report to the credit reporting agencies. We will report that your loan is paid and settled for less than the total amount due.
 - The deficiency resulting from this short sale will be \$471,445.26. Homeward Residential agrees not to pursue a deficiency judgment for any unpaid amounts on the loan after completion of the short sale.
- The purchaser must be an unrelated third party, and this must be an arm's length transaction. The Borrower, Purchaser or any other individual or entity involved in this transaction is not a party to any other agreements, contracts, or understandings that relate to the Property referenced in this Agreement and that have not been disclosed to Homeward Residential.



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- All amounts due to Homeward Residential and/or Power REO under this Agreement shall be either in the form of certified funds or wire transfer and remitted to:

Homeward Residential, Inc.
Attention: Payment Processing
P.O. Box 660029
Dallas, TX 75266-0029

Or sent via wire transfer:

Mellon Bank Pittsburgh, PA
ABA Number: [REDACTED]
Account Number: [REDACTED]
Borrower Name / Loan Number

Sincerely,

Homeward Residential

Please note that once this transaction is approved, your contact will be the Closer, [REDACTED]. Feel free to contact [REDACTED] at 877-304-3100 x [REDACTED] or [REDACTED] with any questions.

If any of the Terms and Conditions of this Agreement (i) are not satisfied by Borrower and/or purchaser, or (ii) are changed without prior written consent of Homeward Residential, this Agreement becomes null and void in its entirety. Homeward Residential reserves its right to withdraw the approval for acceptance of short payoff if we receive additional information that would affect our original decision.

Accepted By:

[REDACTED]

Date

[REDACTED]

Date