



PRE-APPROVED PROPERTY SALE

July 11, 2011

RE: [REDACTED]  
Property address: [REDACTED]

Borrower (s): [REDACTED]

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

Net proceeds to Nationstar Mortgage:	Not less than \$172,413.20
Funds from impound (if any):	To be applied to the deficiency
Payment date:	August 8, 2011

Nationstar Mortgage agrees (1) file a withdrawal of the Notice, and (2) provide any documents necessary for release after we receive the funds. NO FUNDS ARE TO BE RELEASED TO THE BORROWER.

**NOTICE: Possible Income Tax Considerations:** The difference between the remaining amount of principal 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](http://www.irs.gov)) or your tax preparer to determine if you may have any tax liability.

The following closing costs should not exceed the given amount:

Commissions \$9,250 (5%)

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 August 8, 2011 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 972.315.7622. Please be advised that if a foreclosure sale is pending, the foreclosure sale date will not be postponed to allow this short sale closing.

Regards,

[REDACTED]  
Loss Mitigation Manager  
888.811.5281 ext. 3177

**PAYOFF FUNDS MUST BE REMITTED USING CERTIFIED FUNDS OR BY WIRE TRANSFER ONLY.** If using wire transfer, forward to: Bank One, Routing [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. **PLEASE BE SURE TO ATTACH THE BORROWER NAME AND LOAN NUMBER TO THE WIRE.**

**\*\*\*IMPORTANT NOTICE\*\*\***

We reserve the right to adjust any portion of this statement at any time for one or more of the following reasons, but not limited to: recent advances, returned items, additional fees or charges, disbursements made on your behalf, scheduled payment(s) from an escrow account, transfer of servicing and/or inadvertent clerical errors.

This payoff estimate does not waive our rights to collect any funds which become due on this account as a result of any subsequent adjustments. Additionally, Nationstar Mortgage LLC will not provide reconveyance or release of the Security Instrument until the net proceeds and all other items required above have been received.

Property Of  
www.SDShortSaleExperts.com

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