

  
**Saxon Mortgage Services, Inc.**<sup>SM</sup>  
4708 Mercantile Dr.  
Fort Worth, TX 76137-3605

**September 26, 2008**

Borrower: [REDACTED]

CO-Borrower: [REDACTED]

Property Address: [REDACTED]

**San Diego, CA 92120**

Attn: **Glen Henderson**

Fax: **619-374-1934**

Direct Number: **619-889-7646**

Re: First Loan # [REDACTED]

Second Loan # **0**

Buyer: [REDACTED]

Seller: [REDACTED]

Dear Sir or Madam:

Please be advised that our office has reviewed the residential sale and Purchase Contract submitted for the property located at [REDACTED] **San Diego, CA 92120**. We have agreed to accept the purchase price of **\$181,000.00**. "As-is" with an escrow closing no later than **10/27/08**, with the following terms and conditions:

- The transaction must close on or before **10/27/08**. After this date, short sale is denied.
- Sales Price to be **\$181,000.00** Any **EXTENSIONS WILL result in a 1% commission cut.**
- Seller makes no repairs, property is purchased in "As-Is" condition.
- Seller makes no warranties, expressed or implied.
- Sellers total closing costs limited and not to exceed: **\$10,363.00** and **\$2,000.00** to payoff the 2nd lien.
- Net Sales Proceeds due to Saxon Mortgage Services, Inc. on or before **10/27/08** shall not be less than **\$159,587.00** for the first lien. Upon receipt of proceeds, a release of lien shall be prepared.
- Borrower to come to closing with a cash contribution of: **\$0.00**.
- Realtor sales commissions to not exceed the amount of: **\$9,050.00** of the sales price.
- Borrower(s) will receive no funds from the closing of this transaction. Any funds over and above **\$159,587.00** must be remitted to Saxon Mortgage Services, Inc.
- **PRIOR TO CLOSING, Saxon MUST review and approve the final HUD1 Settlement Statement.**
- No proceeds out of this transaction may be used to pay subordinate liens except for **\$0.00** to payoff the 2nd lien.
- Signed and executed HUD1 must be faxed to [REDACTED] and fax [REDACTED] upon close of this transaction to postpone pending foreclosure action.
- All funds must be wired to the following bank account no later than: **10/27/08**.

We are a debt collector. Any information obtained will be used for that purpose.

Saxon Mortgage Services, Inc. \* 4708 Mercantile Drive North \* Fort Worth, TX 76317-3605  
P.O. Box 161489 \* Fort Worth, TX 76161-1489 \*