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U.S. BANK HOME MORTGAGE

P.O. Box 211128
Eagan, MN 55121-4201

September 5, 2012

Realtor's Name Theresa Bartels
Realtor's Email craig@theindyrealtyshop.com

RE:

Mortgagor's Name _____
Co-Mortgagor's Name _____
Property Address 9367 HOMESIDE DR
INDIANAPOLIS IN 46250

US Bank Loan #:

To Whom It May Concern:

This letter will serve as our **Approval/Demand** statement to accept a short payoff on the property listed above. This property is being sold "As Is". Approval is subject to the following terms and the closing costs are limited to the following amounts:

1. Sales Price	\$	103,000.00
2. Seller Concession	\$	1,500.00
3. Property Taxes	\$	1,645.89

Net Proceeds to US Bank Home Mortgage (to Equal or Exceed) \$ 92,839.11

Please advise the seller that as a condition to approval, the seller's rights to any escrowed funds and any refunds from pre-paid expenses are waived. **The seller will not receive any funds from the proceeds of the sale, other than the Relocation Assistance as indicated above.** Receipt of these funds shall suffice for release of the mortgage and deed of trust. U.S. Bank Home Mortgage will not seek a deficiency judgment for any remaining balance. **NOTE: This approval is subject to clear title.**



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If you accept the short sale, please note your account will be reported to the credit repositories as "Account paid in full for less than full balance". This may have a negative impact on your credit rating. Notify me in advance if there are any variations in the settlement charges, net proceeds, or if you learn that the transaction is not going to close on or before 11/14/12. **Changes to the settlement date or minimum acceptable proceeds to US Bank will require new approval by US Bank prior to closing, as this payoff statement will become null and void.** To request an extension on the closing date, please send the request.

The purchaser of the property may not be related in any way to the seller. Any relationship between a participating broker and the seller or purchaser must be disclosed and approved. This must be an arms length transaction. This letter will serve as our presence at closing, since we will not have an attorney present.

Federal express the **payoff check along with the signed Arm's Length Transaction Affidavit and a signed, certified true copy of the HUD 1 Settlement Statement** to my attention, personal and confidential, to the address of 4801 Frederica Street, Owensboro, KY 42301. Funds must be received by this office no later than 11/15/12. As a condition to this approval both seller and buyer signatures are required on the final HUD 1 Settlement Statement. If the payoff check is not accompanied by a Certified copy of the Final signed HUD 1 Settlement Statement and a signed and the signed Arm's Length Affidavit the payoff check will be returned. We at anytime, prior to closing date, reserve the right to rescind our approval of the Pre-Foreclosure Sale if any fraudulent activity is suspected or information received indicates that the mortgagor no longer qualifies for this program. A release of the mortgage will be processed upon receipt of the payoff funds if no further information is needed. If you have any questions or require further information please call me at _____

Sincerely,

Rachel
Loss Mitigation Specialist
Fax # _____



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