



Capital One, N.A.
6151 Chevy Chase Drive
Laurel, Maryland 20707

September 15, 2009

[REDACTED]
[REDACTED]
[REDACTED]

RE: Capital One Loan [REDACTED]
Mortgagor: [REDACTED]
Property Address: 706 West [REDACTED]

Dear Mortgagor:

Please be advised that Capital One N.A. and/or the investor and if applicable, the mortgage insurer has agreed to accept less than the total amount due (a.k.a. Short Sale) on the above referenced account. This approval is subject to the following terms and conditions:

1. Sales Price is \$140,000.00.
2. Settlement to occur on or before Wednesday, September 16, 2009. Required net proceeds & executed HUD-1 must be received by Friday, September 18, 2009, 2:00 P.M. E.S.T.
3. Net proceeds to Capital One N.A. must be greater or equal to \$121,135.45. Anything less will require approval from Capital One N.A. and/or the investor and mortgage insurer, if applicable.
4. The maximum disbursement for Real Estate commission is \$7,350.00.
5. The maximum deduction for closing costs including but not limited to attorney/settlement fees, transfer taxes, and deed stamps are \$3,276.43. (This amount includes a credit up to \$0.00 towards the buyer's closing cost, NOT TO EXCEED ACTUAL CLOSING COST PAID BY BUYER/SELLER.)
6. The maximum to be paid to the junior lien holder in order to release their lien is \$8,500.00.
7. The mortgagor must make a contribution towards the loss in the amount of \$0.00 in certified funds at settlement. This amount should be reflected on the credit section of the settlement statement.
8. In the event the net proceeds from the sale exceed the minimum payoff amount in item 3, then all such excess amounts must be remitted to Capital One N.A.. If applicable, the Borrower's cash contribution and/or payment of seller's closing costs may not be reduced.
9. The mortgagor(s) must not receive any proceeds at closing.



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Austin
September 15, 2009
Page Two

10. Property must be free and clear of any liens and encumbrances, other than the first mortgage and any CC&R's. Property must also have the ability to be conveyed.
11. No other disbursements, prorations, or deductions from the sale proceeds may be included in this transaction and/or be charged to the HUD-1 closing statement.

The Mortgagor(s) must complete the enclosed Affidavit of Seller(s) with a future mailing address for each Mortgagor. Please execute the affidavit and return it with a signed and dated copy of this approval letter prior to the date of closing.

This approval letter should be used in lieu of a payoff statement. Please provide a copy of this letter to the closing agent. Capital One N.A. must be provided with a copy of the preliminary HUD-1 for approval. In addition, a fully executed copy of the HUD-1 must be returned with the net proceeds check and a copy of the check disbursed to the tax office within 48 hours of settlement. Proceeds are to be made payable to Capital One N.A. and sent to the attention of Lakiesha Mersier at the address shown above.

Once our office receives the net proceeds along with a copy of the final HUD-1 and a copy of the check to the tax office to confirm that all of the aforementioned terms and conditions were met, we will execute any and all required documents to release the above referenced lien, deed of trust and/or mortgage.

Should you have any questions concerning this matter, please contact me at 301-939-6399 or toll-free at 1-800-933-9100, extension 6399.

Sincerely,

Elizabeth Corbin
Loss Mitigation Specialist
Mortgage Loan Servicing Division

Enclosure: Affidavit of Seller(s)

AGREED AND ACCEPTED:

_____ Date