



10561 Telegraph Road
Glen Allen, VA 23059

www.ccomortgage.com

March 30, 2012

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[Redacted]
B [Redacted]

RE: Loan No. [Redacted]
[Redacted]

Dear Mortgagor(s):

Your recent request for short payoff on the above referenced mortgage loan has been approved **CONTINGENT UPON THE FOLLOWING:**

- 1) The sales price is \$422,400.00, and closing must occur on or before 05/30/2012.
- 2) RBS Citizens, N.A. **MUST NET AT LEAST \$3,500.00 FROM CLOSING.** Please send checks in certified funds payable to CCO Mortgage within 24 hours of closing. Send payment via overnight express mail to:

CCO Mortgage
Attn: Loss Mitigation Dept.
10561 Telegraph Rd.
Glen Allen, VA 23059

(DO NOT SEND THE SETTLEMENT PROCEEDS TO OUR PAYOFF DEPARTMENT.)

- 3) Realtor commission of \$25,344.00 maximum allowed to be paid at closing.
- 4) Seller paid closing costs of \$22,108.73 maximum allowed to be paid at closing.
- 5) Sellers must net zero (\$0.00) from this transaction.
- 6) Any necessary repairs (including termite or other remediation) as determined by the lender or from the buyer's inspection may not to be paid from the settlement proceeds.
- 7) Any junior lienholders, including but not limited to delinquent condo fees, special assessments, homeowners association fees, or tax liens, may not be paid from the settlement proceeds.
- 8) CCO Mortgage must approve a final HUD1 settlement statement at least 24 hours prior to closing.
- 9) Any escrow balances and insurance refunds will be applied to the subject debt to reduce the investor's loss and will not be returned to you.



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www.cco-mortgage.com Loan Number: [REDACTED]

This approval pertains only to the above referenced loan account and does not include terms or agreements relative to any other accounts held by RBS Citizens, N.A. as they will be addressed separately.

Please forward a copy of this letter to the settlement agent. This will serve as a payoff and demand statement and compliance with the terms set forth herein will provide full and final satisfaction of the debt and RBS Citizens, N.A. will therefore forgive and relinquish its right to pursue any remaining deficiency.

You are encouraged to contact an attorney, tax consultant, or the IRS regarding any tax consequences on a short payoff.

Please indicate your acceptance of these terms by signing below and returning a copy to me by fax by 04/06/2012. If acceptance is not received by the close of business on 04/06/2012 this approval shall be withdrawn and void. Collections, foreclosure, and/or bankruptcy procedures will continue until acceptable settlement proceeds and documentation are received. This letter shall serve as authorization to release if all of the above are met in compliance.

Should you have any further questions please call me.

Sincerely,

[REDACTED] Loss Mitigation Specialist
Phone: 877-745-7366
Fax: 888-777-1631

Acceptance: [REDACTED] Date: _____

Acceptance: [REDACTED] Date: _____

Realtor : _____ Date: _____

Buyer : _____ Date: _____



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RE: Payment agreement CCO Mortgage Corp. Loan No. [REDACTED]

Dear Mortgagor(s):

You have requested consideration for loss mitigation as an alternative to foreclosure. You have been approved to participate in an agreement on the above captioned loan which is contingent upon the following:

1. Please remit a payment in the amount of 2,000.00 to our office on or before 05/30/2012. This amount will be applied toward the principal balance of your loan as of the close of escrow. Payments must be made in certified funds.
2. Your existing delinquency status will continue to be reported to the consumer credit reporting agencies.
3. The terms of this agreement are fixed and any alterations or breaches will void it.

This agreement must be signed and returned by 04/06/2012 or this approval is void. The payment can be sent to the following address.

CCO Mortgage Corp.
 Loss Mitigation Department
 Attn: Payment Processing-[REDACTED]
 10561 Telegraph Road
 Glen Allen, VA 23059

Sincerely,

Accepted [REDACTED] _____ Date

Accepted [REDACTED] _____ Date

[REDACTED] Loss Mitigation
 Fax: 1-866-938-4116
 Phone: 1-877-745-7366