



04.19.2011

Account # [REDACTED]

R [REDACTED]

Subject: CLOSING INSTRUCTIONS / SHORT SALE AGREEMENT

To Whom It May Concern:

This letter is to confirm HSBC Mortgage Services has approved the Short Sale request on the above referenced account.

Upon completion of all terms under this agreement, HSBC agrees to release the lien on the above listed property for a minimum payment amount of \$295,833.90. Please remit this payment in CERTIFIED FUNDS ONLY with the final HUD-1 Statement and this agreement to the address listed below. If wiring the payment, please fax the original documents as specified in the prior sentence to the fax number listed below. Any surplus funds from the close of the sale shall be paid directly to HSBC Mortgage Services. This offer is contingent upon a sales price in the amount of \$339,000.00. In addition, the real estate commission shall not exceed 5.00%. Junior lienholders shall not receive any amount in excess of \$3,000.00.

HSBC Mortgage Services

Attn: [REDACTED]

6 [REDACTED]

Account: [REDACTED]

Bank Name: HMS Servicing Clearing Account

Bank Address:

HSBC Bank

1 HSBC Center

Buffalo, NY 14203

Fax: 1-866-859-3099

Please note this approval is conditioned on HSBC Mortgage Services's receipt of the proceeds listed above by 05.27.2011. If there is a delay in the closing and/or disbursement of the proceeds this offer may become null and void.

Our Customer(s) (Seller(s)) must acknowledge their agreement to the terms outlined in this letter by their signatures at the bottom of this letter. This letter must accompany the settlement proceeds check and net settlement worksheet. Failure to do so may result in a delay of any release of the lien and/or voiding of this offer. **Please note that if we do not receive the final HUD-1 statement within 5 business days from the date of the closing, we may reverse the Short Sale and refund the funds.**

Our Customer(s) agrees that upon the posting of the agreed upon Short Sale amount, the remaining loan balance, if any, will be charged off and no additional payment will be required. Please note a \$0.00 balance will appear on the Customer's file with the credit bureau as "Account legally paid in full for less than the full balance."

**Special Notes/Conditions:**

In the event the property should go through foreclosure sale prior to the end of the offer period, this agreement will become null and void. There may be a tax liability associated with this transaction; please have Seller(s) consult with a tax advisor for more information.

If you have questions, please contact us at 1-800-365-6730 during normal business hours.

Sincerely,

HSBC Mortgage Services

**This is an attempt to collect a debt by a debt collector and any information obtained will be used for that purpose.**

Esta carta contiene información importante sobre su cuenta y podría requerir su atención. Si tiene alguna pregunta y desea hablar en Español con un empleado, sírvase comunicarse con nosotros al 1-800-365-6730, marque el número 2, durante nuestras horas de oficina normales.

I acknowledge by my signature below, that I have read, understand, and agree to the terms of this letter.

\_\_\_\_\_  
Customer Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Name

\_\_\_\_\_  
Date

Notary Public Signature Seal

License Expires \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 20\_\_\_\_, the above signed person(s) [REDACTED]

[REDACTED] personally known/provided personal identification of \_\_\_\_\_ being duly sworn, did execute this forgoing affidavit and did so at her/his free act and deed

Signed in my presence on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature