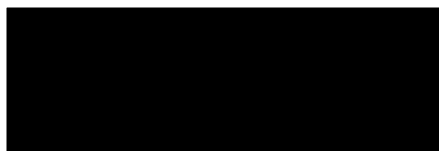


# GMAC Mortgage

PO Box 780  
Waterloo, IA 50704-0780



From:   
Loss Mitigation Department

Date: May 15, 2012

RE: Account Number:   
Property Address: 

**NOTE: THIS IS NOT A FINAL APPROVAL.  
PLEASE ENSURE THE CLOSING AGENT  
IS PROVIDED WITH A COPY OF THIS  
LETTER.**


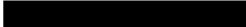
**\*\*\* PLEASE READ ALL INSTRUCTIONS TO INSURE PROPER EXECUTION OF THE SALE AS WELL AS SAVE TIME FOR ALL PARTIES INVOLVED\*\*\***

We have completed our preliminary review of the offer of \$265,000.00 you submitted to our office for consideration under the HUD Pre-foreclosure Sale program. As part of the HUD PFS procedure, a seller's consideration of \$750.00, payable to the homeowner for successfully marketing the property; and additional \$250.00 if the closing cost occurs within three months of the date of the Approval to Participate in the PFS program has been included in the review.

We have determined your offer may be accepted subject to the following conditions:

\*Net proceeds are no less than \$238,056.66

\*The following closing costs have been approved and should not exceed the given amount:

Cash to Homeowner	\$74.49	Payable to: 
Other Lien(s) Pay Off Amount	\$2,425.51	Payable to: City of Bellevue
County Taxes	\$1,846.34	
Settlement Fee	\$850.00	
Title Insurance	\$1,125.00	
City/County Tax Stamps	\$4,722.00	
Listing Broker Commission	\$7,950.00	Payable to: 
Selling Broker Commission	\$7,950.00	Payable to: Windermere Real Estate SBA Inc

\*Any reduction in the approved closing costs must be added to the net proceeds.

\*Escrow to close on or before June 18, 2012

\*Seller Consideration will be \$1,000.00 of which \$925.41 will be applied toward Lien(s) Release and \$74.49 to the seller.

**\*ONCE FINAL APPROVAL is issued, figures on the HUD 1 Settlement Statement are NOT to change.**

\*Any and all Escrow surplus will be used towards deficiency.

\*Amount required from sale proceeds to release existing junior liens is \$0.00

