



04/22/2009

[REDACTED]

Account #:
Re:

[REDACTED]

Subject: CLOSING INSTRUCTIONS/SHORT SALE AGREEMENT (TOTAL RELEASE OF CUSTOMER LIABILITY)

To Whom It May Concern:

This letter confirms that Beneficial approved your Short Sale request on the above referenced account.

Beneficial agrees to release the lien on the above listed property for a minimum payment amount of \$77815.37 and upon completion of all terms under this agreement. Please remit this payment in the form of CERTIFIED FUNDS ONLY with the final HUD statement and this Agreement to the address below. If wiring the payment, please mail the original requested documents to the address below. Any surplus funds from the close of the escrow shall be paid directly to Beneficial.

Beneficial
Attn: Siesha Pratt
636 Grand Regency Blvd.
Brandon, FL 33510

Wire Transfer
Bank Name: HSBC Bank
Bank ABA# 021001088
Credit Bank Account Name: HFC Collections
Credit Bank Account# 001-845900

Please note this approval is on the condition that Beneficial would receive the agreed upon proceeds listed above by 05/23/2009. If there is a delay in the closing and/or disbursement of the proceeds, please contact us at the telephone number listed below.

Our Customer (Seller) must acknowledge their agreement to the terms outlined in this letter by their signature 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.

Our Customer agrees that upon receipt of the posting of the agreed upon Short Sale payment amount, the remaining balance, if any, will be charged off and does not require to be repaid. Please note that 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".