



CENTRAL MORTGAGE COMPANY

www.CentralMortgageOnline.com

September 15, 2009

Ruth [redacted]
Email / Fax - [redacted]@[redacted]olution.com

Re: Jose [redacted]-CMC#[redacted]2236
Property Address: 905 Glade Court, Antioch, CA 94509

Ruth,

Our investor has approved the short sale of \$275,000.00 for the above referenced property.

Contingencies for this short sale are as follows:

- Neither the borrower(s) nor any other party is to receive any money from the proceeds of the sale other than the authorized closing costs listed below. The borrower(s) must agree to forfeit their rights to escrowed funds, insurance proceeds or refunds from pre-paid expenses.
- The net sale proceeds MUST be received in this office within 24 hours of closing in order to remain in compliance with investor's instructions. Here is the breakdown of the short sale:

Gross Sales Price		\$275,000.00
Brokers Commissions		\$13,750.00
Closing Costs		\$3,455.98
Seller Paid Closing Costs	(-)	<u>\$8,250.00</u>
Net Proceeds to Central Mortgage		\$249,544.02

- **WE MUST RECEIVE A COPY OF THE EXECUTED HUD-1 SETTLEMENT STATEMENT**, the original signed Promissory Note (if applicable), and the proceeds from the sale by the end of business **9/25/2009** additionally please provide the final HUD 1 to me for review at least 48 hours prior to closing. In exchange for the amount of **\$249,544.02** we agree to issue a Satisfaction of the Mortgage dated **September 11, 2006** in the amount of **\$536,000.00**.