



8742 Lucant Boulevard - Suite 300 - Highlands Ranch, CO 80129

1-800-306-6059

1-877-675-0981

April 19, 2018

[Redacted]

Re: SLS Loan [Redacted]  
Property Address:  
[Redacted]

Short Sale Contingent Approval

Dear [Redacted]:

Specialized Loan Servicing LLC ("SLS") has been authorized to accept a short sale in connection with the above-referenced property. Pursuant to the short sale, SLS will agree to release the lien and the account will be considered resolved, contingent on the fulfillment of the conditions listed below:

- The closing must occur on or before 5/25/2018
- The agreed upon purchase price amount is \$275,000.00 ✓
- The required minimum payoff amount is \$234,550.12 which includes any borrower cash contributions
- Settlement costs have been allocated as follows:
  - Sellers closing costs must not exceed \$40,449.88
  - Realtor commissions must not exceed \$16,500.00
  - Total amount to payoff additional lien(s) must not exceed \$0.00
- Your cash contribution in the amount of \$0.00
- Settlement agent must ensure that the deed conveying the Mortgaged Premises from the borrower to the purchaser contains the following provision and provide a copy of the executed conveyance deed at time of closing:
  - *Grantee herein is prohibited from conveying captioned property for sales price for a period of 30 days from 5/25/2018. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$330,000.00 until 90 days from 5/25/2018. These restrictions shall run with the land and are not personal to the Grantee.*
    - The provided language may be amended as necessary to comply with applicable law.

SLS requires the Final Settlement Statement for review and approval 48 hours prior to closing. Please send the proposed Final Settlement Statement to [shortsales@sls.net](mailto:shortsales@sls.net). Please make sure to include the borrower's last name and loan number in the subject line.

**\* If the final closing instructions are not followed in their entirety, SLS reserves the right to terminate the short sale.**

Required Documentation and Pre and Post Closing Instructions