

SAXON

October 26, 2009

Attention: Matthew Sipera
Fax # (877)766-5263

Re: Loan #

Buyer: *

Seller:

Dear Sir or Madam:

Please be advised that our office has reviewed the Residential Sale and Purchase Contract submitted for the property located at **Summing, GA 30040**. We have agreed to accept the purchase price of \$354,658.63. "As is" with an escrow closing of no later than **November 16, 2009**, with the following terms and conditions:

- Sales price to be \$354,658.63, "As Is";
- Seller makes no repairs, property is purchased in "As Is" condition;
- Seller makes no warranties, expressed or implied;
- Seller closing costs limited to \$22,060.00;
- Realtor sales commission limited to \$21,279.52, which is equal to 6% of the sales price;
- Net sales proceeds due to Saxon on or before **November 16, 2009** shall not be less than \$3000.00. Upon receipt of the proceeds, a release of lien will be prepared;
- Mortgagor(s) will receive no proceeds from the closing of the transaction.
- PRIOR TO CLOSING, Saxon must review and approve the final HUD1 Settlement Statement;
- Signed executed HUD1 must be faxed to 682-647-4725 upon close of the transaction to postpone pending foreclosure action;
- The transaction must be closed on or before **November 16, 2009**;
- All funds must be wired to the following bank account no later than **November 16, 2009**