



October 7, 2009

CUMMING GA, 30040-9017

Re: Loan No:  
Property Address:

CUMMING, GA, 30040

Dear Mortgagor:

CitiMortgage, Inc., will agree to reconvey/satisfy its mortgage/deed of trust on the above referenced property subject to the following conditions. Please read this document carefully. You should obtain legal counsel if you find you need advice prior to executing this document. You must sign this letter to acknowledge agreement of the terms and conditions outlined. This executed document must be returned to and received by CitiMortgage, Inc., no later than 11/15/09.

- 1) The sales price will be \$80,000.00 CitiMortgage will receive sale proceeds, after expenses associated with the sale (including, but not limited to, real estate brokerage commission, the cost of title policy, etc...), equal to, or exceeding, \$73,138.08. **The proceeds must be sent via overnight mail service to the address indicated at the end of this letter.** CitiMortgage must receive any additional proceeds that exceed the above mentioned amount.
- 2) The Seller may not receive any direct or indirect proceeds from this transaction.
- 3) Realtor's commission will not exceed \$4,800.00.
- 4) The closing costs paid by the Sellers may not exceed \$2,061.92. CitiMortgage will not allow any additional fees to be reduced from the net proceeds, including but not limited to the following: home warranty, reconveyance fees, demand statement fees, buyer's closing assistance/costs or junior lienholders.
- 5) Sellers agree to waive their rights to any impound balance or refunds resulting from expenses pre-paid by CitiMortgage.
- 6) It is agreed that the closing date for this transaction will be on or before 11/15/09. No extension to the closing date will be valid unless approved in writing by CitiMortgage.
- 7) The closing of this transaction may not be held until CitiMortgage is in receipt of the following:
  - A. A copy of this letter signed by all mortgagors.
  - B. A draft of the final closing statement (HUD-1) must be received no later than 48 hours prior to closing.
  - C. An original certified final closing statement (HUD-1) signed by all parties must accompany the proceeds check and be received in our office within 24 hours after the close of escrow.
  - D. A ratified sales contract signed by all parties, including all addenda at least 72 hours prior to closing.
  - E. Provide the name, address and phone number of the escrow company/closing attorney handling transaction within seven days of the date of this letter or within 72 hours of the scheduled closing date, whichever date