



January 27, 2011

RE: [REDACTED]

Dear Mortgagors,

CitiMortgage, Inc. has agreed to accept a short payoff on the above captioned loan with the following conditions:

1. The closing shall take place on or before **February 27, 2011** or per diem interest in the amount of \$ 75.00 will be charged. You must obtain approval from CitiMortgage for any extension beyond February 27, 2011. Per diem interest will have to be absorbed by parties other than CitiMortgage, Inc..
2. CitiMortgage, Inc. net proceeds should not be less than **\$157,630.00**. Contract price is \$ [REDACTED]. **The required net includes the borrowers cash contribution of \$ [REDACTED] which may not be reduced.**
3. Approved closing costs to be absorbed by CitiMortgage, Inc. including brokers commission (**\$9,600.00**) are not to exceed **\$17,370.00**. All other closing costs must be absorbed by parties other than CitiMortgage, Inc..
4. The current owners are to receive (0) zero proceeds from the sale of the above property. Any and all refunds or credits should be added to the net proceeds (from item #2 above) and remitted to CitiMortgage, Inc. at the time of closing.
5. Upon receipt of the NET PROCEEDS and a COPY OF THE FINAL SETTLEMENT STATEMENT, CitiMortgage, Inc. will give a full release and reconveyance of their loan as agreed and no deficiency judgment will be instituted.
6. All judgments and/or liens must be cleared and settled prior to closing. Proof of release must be presented at time of closing.
7. Our approval is based on the contract of sale between [REDACTED] and [REDACTED]
8. The current owner, [REDACTED], must bring certified funds for cash contribution in the amount of \$ [REDACTED] to closing. These funds are already included in the net proceeds on line #2.

***ANY CHANGES TO THE ABOVE STATED TERMS MUST BE APPROVED BY CitiMortgage, Inc..

On the day of closing please forward a copy of the wire confirmation along with a SIGNED HUD-1 Settlement Statement reflecting both sides of transaction to: [REDACTED]@citi.com.

Funds may be wired to Citi as per these instructions:

Citibank North America

ABA [REDACTED] Account [REDACTED]
Attn: Short Sales Booking Unit
Ref: (loan number) (Property address)

You may also forward THE NET PROCEEDS CHECK with THE FINAL HUD-1 SETTLEMENT STATEMENT to:

CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO. 63368-2240
Attention: Loss Mitigation
Short Sale -M.S. 565A
(VIA OVERNIGHT MAIL)

The loan will not be paid off without receipt of a Final Hud-1 Settlement Statement. Per diem interest will continue to accrue or proceeds check will be returned until all required documents have been received.

If you have any questions, please feel free to contact me at [REDACTED]@citi.com

Sincerely,

[REDACTED]
Loss Mitigation Specialist
CitiMortgage, Inc.

Disclaimer - Call Monitored