



October 17, 2013

304 STUART COURT  
BERRYVILLE, VA 22611

Loan#:

Property: Stuart Court, Berryville, VA 22611

Dear Mr. O'leary

We would like to inform you that your application for a Short Payoff of discharge of lien has been approved. This approval is subject to the following requirements:

1. Sales price of \$
2. The net sales proceeds must be equal to or greater than \$
3. You are required to bring \$0.00 in certified funds to the closing and this must be evidenced on line 603 of your HUD-1 Settlement Statement as paid by seller. This amount is included in the net sales proceeds as shown in number two above.
4. As the seller, you are to net \$0.00 from the sale of this property. If there is a surplus of funds or credit due at settlement, this must be added to net sales proceeds as shown in number two above.
- 5. No loss deficiency is to be pursued.
6. Closing (settlement) must occur on or before 11-20-2013.
7. You will be required to sign the enclosed Assignment of Escrow form. In addition, you, along with your Agent and the Buyer, Buyer's Agent and Title Company, will need to sign the enclosed Arms Length Transaction Affidavit.

8. The Settlement Agent must submit the HUD-1 Settlement Statement to Green Planet Servicing LLC for approval at least 48 hours prior to settlement. This must be sent via e-mail to \_\_\_\_\_ and \_\_\_\_\_
9. We require remittance by wire transfer to ensure timely receipt of funds and to avoid additional charges. Please be advised that a discharge of mortgage will only be issued upon receipt of the net proceeds equal to, or greater than the amount referenced in number two above.
10. Net sales proceeds should be wired to Fifth Third Bank as follows:

ABA #	
To Bank:	Fifth Third Bank
Beneficiary account #:	
Name of Account:	Green Planet Servicing LLC
Reference:	

- NOTICE – A “Short” or “Negotiated” Payoff of your mortgage loan may have tax consequences. To determine if, or to what extent you have any tax liability, you are encouraged to contact your tax professional. Please also note that in the month following completion of this transaction, we will update the subject account with Credit Reporting Agencies to a \$0.00 balance and indicate the debt was settled for less than the total amount due.

If you have any questions, please contact me at

Sincerely,

321 Research Parkway, Suite 303, Meriden, CT 06450