

[Date]

[Lender/Servicer Name]  
[Short Sale Department Address]  
[City, State, Zip Code]

**RE: Verified Net Proceeds Subject to Sale Approval**

**Borrower(s):** [Borrower Name(s)]  
**Property Address:** [Full Property Address]  
**Loan Number:** [Loan Number]

To Whom It May Concern,

This letter serves to verify the estimated net proceeds resulting from the proposed short sale of the above-referenced property. Based on the purchase agreement dated [Date] with a sales price of \$[Amount], we have calculated the anticipated net recovery to the lien holder(s).

The estimated net proceeds are as follows:

- **Gross Sales Price:** \$[Amount]
- **Less Total Closing Costs/Commissions:** \$[Amount]
- **Less Property Tax/Lien Adjustments:** \$[Amount]
- **ESTIMATED NET PROCEEDS TO LENDER:** \$[Amount]

Please note that these proceeds are strictly subject to the final approval of the sale by [Lender Name] and any subordinate lien holders. This verification is based on current title reports and the preliminary settlement statement provided by the escrow/closing agent.

This figure is contingent upon a closing date occurring on or before [Expiration Date]. Any changes to the settlement charges or credits may affect the final net proceeds delivered at closing.

Sincerely,

[Your Name/Closing Agent Name]  
[Company Name]  
[Phone Number]  
[Email Address]