

**Date:** [Insert Date]

**To:** [Buyer Name]

**Property Address:** [Insert Property Address]

**Subject: Approval of Short Sale Gross Purchase Price**

Dear [Buyer Name/Agent Name],

This letter serves as formal notification that [Lender/Service Name] has approved the short sale for the property located at the address referenced above.

The terms of the approval are based on the following:

- **Gross Purchase Price:** \$[Insert Amount]
- **Approved Closing Date:** On or before [Insert Date]
- **Net Proceeds to Lender:** \$[Insert Amount]

This approval is subject to the following conditions:

1. The sale must be an "arm's length" transaction.
2. The seller shall receive no proceeds from this sale.
3. The final HUD-1 or Closing Disclosure must be reviewed and approved by the lender prior to funding.
4. No changes to the purchase price or credits may be made without written consent from the lender.

Please coordinate with the settlement agent to ensure all documents are delivered by the expiration date of this approval.

Sincerely,

[Your Name/Company Name]

[Contact Information]