

[Lender Name]  
[Lender Address]  
[City, State, Zip Code]

[Date]

[Borrower Name]  
[Property Address]  
[Loan Number]

**RE: CONDITIONAL SHORT SALE LIEN RELEASE APPROVAL**

Dear [Borrower Name],

This letter confirms that [Lender Name] ("Lender") has approved the short sale request for the property located at [Property Address]. This approval is subject to the following terms and conditions:

- **Net Proceeds:** Lender must receive a minimum net payment of \$[Amount] no later than [Closing Date].
- **Closing Date:** The sale must close on or before [Date]. Any extensions must be approved in writing.
- **No Cash Back:** The Borrower shall not receive any proceeds or funds from this sale.
- **Arm's Length Transaction:** The sale must be an arm's length transaction between unrelated parties.

Upon receipt of the specified funds and the final Settlement Statement (HUD-1/CD), Lender agrees to release its lien against the property. This release is limited to the security interest in the real property only.

**Deficiency Judgment:**

[Select one: Lender waives all rights to pursue a deficiency judgment / Lender reserves the right to pursue a deficiency judgment for the remaining balance.]

This approval is void if the terms stated above are not met or if any information provided during the short sale application is found to be fraudulent.

Sincerely,

[Authorized Signature]  
[Name and Title]  
[Lender Name]