

[Date]

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: RELEASE OF LIABILITY AND SATISFACTION OF INDEBTEDNESS

Loan Number: [Loan Number]

Property Address: [Full Legal Address of Property]

Dear [Borrower Name],

This letter serves as formal confirmation that [Lender Name] (the "Lender") has accepted a Deed in Lieu of Foreclosure from [Borrower Name] (the "Borrower") regarding the property located at the address referenced above.

By execution and recordation of the Deed in Lieu of Foreclosure, the Lender hereby acknowledges the following:

1. **Full Satisfaction:** The transfer of the property to the Lender is accepted as full and final satisfaction of the indebtedness evidenced by the Promissory Note dated [Date of Note].
2. **Release of Liability:** The Lender hereby releases the Borrower from any and all personal liability for the repayment of the principal balance, accrued interest, and any other fees or costs associated with the aforementioned loan.
3. **Waiver of Deficiency:** The Lender expressly waives its right to pursue a deficiency judgment against the Borrower for any difference between the fair market value of the property and the total amount owed on the loan.
4. **Credit Reporting:** The Lender will report the status of this account to the credit reporting agencies as "Settled for less than full balance" or "Deed in Lieu of Foreclosure" with a zero balance remaining.

This release is effective as of the date the Deed is recorded in the official records of [County Name] County, [State].

Sincerely,

[Signature]

[Authorized Representative Name]

[Lender Name]