

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

Date: [Date]

RE: FINAL SHORT SALE APPROVAL

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

Dear [Borrower Name/Representative Name],

[Lender Name] has approved the short sale of the property referenced above. This approval is subject to the following terms and conditions:

- 1. Purchase Price:** The gross sales price must be at least \$[Amount].
- 2. Net Proceeds:** [Lender Name] must receive a minimum net payment of \$[Amount] no later than [Closing Date].
- 3. Allowed Closing Costs:** The following disbursements are authorized from the sale proceeds:
 - Real Estate Commissions: \$[Amount]
 - Closing/Title Costs: \$[Amount]
 - Property Taxes (Pratations): \$[Amount]
 - Other: [Specify]
- 4. Arm's Length Transaction:** This sale must be an "Arm's Length" transaction. The Buyer and Seller may not be related by blood, marriage, or shared business interests.
- 5. Waiver of Deficiency (Check one):**
 Upon receipt of the agreed net proceeds, [Lender Name] will waive any remaining deficiency balance and release the lien.
 [Lender Name] reserves the right to pursue a deficiency judgment for the remaining balance of \$[Remaining Balance].
- 6. Expiration:** This approval is valid until [Expiration Date]. If the closing does not occur by this date, this approval is void unless extended in writing.
- 7. Tax Reporting:** The borrower may receive an IRS Form 1099-C for the amount of debt forgiven. Please consult a tax professional regarding any potential tax liability.

Please provide a final certified HUD-1 or Closing Disclosure at least 48 hours prior to closing for final review.

Sincerely,

[Authorized Representative Name]

[Title]

[Lender Name]