

REVISED SHORT SALE APPROVAL LETTER

Date: [Current Date]

Loan Number: [Loan Number]

Property Address: [Property Address]

Seller(s): [Seller Names]

Buyer(s): [Buyer Names]

Dear [Seller Name],

This letter serves as a revision to the previous short sale approval dated [Date of Original Letter]. [Lender Name] has reviewed the updated terms of the sale and hereby approves the short sale of the above-referenced property subject to the following revised conditions:

- 1. Purchase Price:** The total gross purchase price must be [Total Purchase Price].
- 2. Net Proceeds:** [Lender Name] must receive a minimum net payment of [Net Amount] no later than the closing date.
- 3. Closing Date:** The transaction must close on or before [Expiration Date]. If the closing does not occur by this date, this approval is void unless extended in writing.
- 4. Approved Disbursements:** Only the following expenses may be deducted from the gross proceeds:
 - Real Estate Commission: [Amount/Percentage]
 - Closing Costs (Taxes, Title, Escrow): [Amount]
 - Other Approved Credits: [Amount]
- 5. Arm's Length Transaction:** This approval is contingent upon an Arm's Length Transaction. The buyer and seller must not have any family, marriage, or shared business interests.
- 6. Deficiency Waiver:** [Select one: Lender waives all rights to pursue a deficiency judgment / Lender reserves the right to pursue a deficiency judgment for the remaining balance].
- 7. Final HUD-1/Closing Disclosure:** A final signed Closing Disclosure must be provided to the lender for review and approval 48 hours prior to funding.

All other terms and conditions mentioned in the original approval letter that are not modified by this revision remain in full force and effect.

Sincerely,

[Authorized Representative Name]

[Department Name]

[Lender Name]