

GMAC Mortgage

2451 Hammond Ave
P.O.Box 780
Waterloo, IA 50704-0780

05/23/07

ARTEMIO TRUJILLO
MARIA HILDA TRUJILLO
7941 KATY FRWY APT 311
HOUSTON TX 77024

RE: Account Number 0359258478
Property Address 25739 BECKHAM SPRINGS CT
SPRING TX 77373-8459

Dear ARTEMIO TRUJILLO AND MARIA HILDA TRUJILLO

This letter will serve to address the recent offer received on the above referenced property. We are prepared to accept the offer in question as full satisfaction of the outstanding lien and will release the lien on subject property once the following conditions are met:

1. We must receive a minimum net proceeds of \$5,349.29 (inclusive of tax escrow adjustments) based on a sale price of \$260,000.00. Proceeds are to be disbursed via certified funds and received in our office within 24 hours of closing.
2. **Sellers are to net zero.**
3. ***This approval is contingent on no escrow advances being made after the date of this letter. Any escrow advances made after the date of this letter will nullify the terms enclosed. A new approval letter will need to be generated. Please call to verify before closing.***
4. Net proceeds, cash contribution and HUD 1 Settlement Statement are due in our office within 24 hours of closing. Proceeds from the sale must be sent to:
GMAC Mortgage
Attention: Payment Processing
4 Corporation Drive
Shelton, CT 06484
5. We must receive prior to the closing full disclosures of any and all affiliations that may exist between the Buyers, Sellers, Realtors, Escrow Agents, Attorneys, or any other parties involved in the sales transaction.
6. Buyer has been approved for applicable financing.
7. The agreement is not contingent upon any other terms or conditions that may accompany the pending offer.
8. Closing of escrow shall occur on or before 05/30/07.
9. The sale is to be "AS IS" with no alterations, repairs, improvements, and/or credits. Buyer to assume all responsibility for work that may be deemed necessary by Buyer's investigations and/or reports.
10. Unsecured Note Required N/A
11. ***Please have attached document fully signed and returned prior to closing.***

Please note that the above-referenced offer is final. If the loan is in foreclosure, the current foreclosure action will be dismissed once the funds and all required documents have been received.

04/25/07

Account Number 0359258478

Page Two

NOTICE- A "Short" or "Negotiated" Payoff of your mortgage loan may have tax consequences. To determine if, or to what extent, you have any tax liability, you are encouraged to contact a tax professional.

If you have any questions, please feel free to contact me directly. You can reach me at 1-877-815-4612 or by fax at 1-866-833-3586.

Notice- This is an attempt to collect a debt and any information obtained will be used for that purpose. If your debt has been discharged in bankruptcy, our rights are being exercised against the collateral for the above-referenced account, not as a personal liability.

Loss Mitigation Department
Loan Servicing

Attachment

C: CENTURY 21 EXCEL REALTY, 713-827-3102

5:36