

Marian Sabino
GMAC Mortgage, LLC
Loss Mitigation Asset Manager
(Ph) 1-866-802-4622 ext.51725
(F) 1-866-340-9415
Marian.Sabino@gmacsolutions.com

Thank You,

Comments: Regarding short sale for 19727 BLUFF CANYON WY.
Attached is the approval letter. This should be closed by the 26th but the latest it can be closed is the 27th. If you need anything further please feel free to contact me.

To: Wesley
From: Marian Sabino
Phone: 713-827-3102
Date: 06/19/07
Pages: -
Re: CC:
Urgent For Review Please Comment Please Reply Please Recycle

Fax

1 866 802 4622 X51725
FAX : 866-340-9415

4 CORPORATE DRIVE
SHELTON, CT. 06484

GMAC Mortgage

GMAC Mortgage

3451 Hammond Ave
P.O. Box 780
Wahkiakum, WA 98756-0780

06/19/07

MARIO DELTA

7941 KATY FRWY APT 311

HOUSTON TX 77024

RE: Account Number

083501677

Property Address

19727 BLUEFF CANYON WY

KATY

TX 77450-0000

Dear MARIO DELTA

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 \$96,620.10 (inclusive of tax escrow adjustments) based on a sale price of \$110,000.00. 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. Closing costs associated with the sale are limited to \$13,379.90. Any and all Escrow surplus will be used toward the deficiency.
4. *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.*
5. 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, LLC
Attention: Payment Processing
4 Corporate Drive
Shelton, CT 06484
6. 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.
7. Buyer has been approved for applicable financing.
8. The agreement is not contingent upon any other terms or conditions that may accompany the pending offer.
9. Closing of escrow shall occur on or before 06/27/07.
10. 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.
11. Unsecured Note Required N/A
12. *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.

5:36

C : 713-827-3102

Attachment

Loss Mitigation Department
Loan Servicing

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.

If you have any questions, please feel free to contact me directly. You can reach me at 1-877-815-4622 or by fax at 1-866-833-3585.

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.

06/19/07
Account Number 0835016777
Page Two

Customer new mailing address:

THIS DOCUMENT MUST BE SIGNED AND RETURNED PRIOR TO CLOSING

Date

Date

MARIO DELTA

I/We MARIO DELTA, hereby transfer my interest in the escrow account and give permission to cancel hazard insurance policy and send the refund to GMAC Mortgage, LLC.

0835016777

ASSIGNMENT OF ESCROW AND HAZARD INSURANCE