

# SAXON

May 6, 2009

Attention: Elizabeth Nguyen  
Fax # (713) 827-3102

Re: Loan #2000283503

Buyer: Aaron Sanchez Seller: Ngoc Truong

Dear Sir or Madam:

Please be advised that our office has reviewed the Residential Sale and Purchase Contract submitted for the property located at 6502 Turrett Point Lane, Houston, TX 77064. We have agreed to accept the purchase price of \$122,000.00. "As is" with an escrow closing of no later than June 6, 2009, with the following terms and conditions:

- Sales price to be \$122,000.00, "As Is";
- Seller makes no repairs, property is purchased in "As Is" condition;
- Seller makes no warranties, expressed or implied;
- Seller closing costs limited to \$11,000.00;
- Realtor sales commission limited to \$6,250.00, which is equal to 5% of the sales price;
- Net sales proceeds due to Saxon on or before June 6, 2009 shall not be less than \$2,559.66. Upon receipt of the proceeds, a release of lien will be prepared;
- Mortgagor(s) will receive no proceeds from the closing of the transaction.
- PRIOR TO CLOSING, Saxon must review and approve the final HUD1 Settlement Statement;
- Signed executed HUD1 must be faxed to 817-665-8104 upon close of the transaction to postpone pending foreclosure action;
- The transaction must be closed on or before June 6, 2009;
- All funds must be wired to the following bank account no later than June 6, 2009:

We are a debt collector. Any information obtained will be used for that purpose.  
Saxon \* 4708 Mercantile Drive North \* Fort Worth, TX 76137-3605  
P.O. Box 161489 \* Fort Worth, TX 76161-1489 \*

● Page 2

May 6, 2009

- Bank: Wells Fargo, 420 Montgomery Street San Francisco, CA 94104, TX 77002
- ABA Routing Number: 121000248
- Account To Credit: 4121776231
- Account Name: SMSI Wire Cleaning Account
- Include: Mortgagors name and loan number
- Attention: Collection
- The overnight address is listed below.

Should you have any questions regarding this approval or any other matter, you may contact the undersigned at 1-888-325-3502 ext 259173.

Sincerely,

*Percy Holland*  
2<sup>nd</sup> Lien Recovery

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