



P. O. Box 10566
Birmingham, AL 35296
www.bbvacompass.com

August 26, 2011

RE: [REDACTED]

LOAN: [REDACTED]

Dear [REDACTED]

BBVA Compass agrees to accept a sum of not less than \$198,908.87 or net proceeds (**whichever is greater**) **for the release of lien on the mortgage** on the above referenced property. BBVA Compass is willing to accept this amount as payment in full as long we receive the funds by the specified date below.

It is my understanding a closing will take place **by SEPTEMBER 28, 2011**. We must receive funds no later than **SEPTEMBER 30, 2011** or this transaction is rendered null and void. After closing, certified funds, a copy of the final HUD1, and this letter signed by the debtor must be remitted to:

BBVA Compass
Attn: Tracy Langlois
AL-BI-HW-ILD
401 W. Valley Ave
Homewood, AL 35209

Upon receipt of funds as well as the return of this document signed by the individual(s) below, BBVA Compass will forward a release of mortgage to your designee. If unexpected expenditures arise which would reduce the amount to be remitted to our office, please contact us immediately for consideration.

This is notice that you are responsible for any taxes that may be incurred due to any portion of the unpaid debt that is reported to the IRS as debt forgiveness.

Sincerely,

Tracy Langlois
Mortgage Default Specialist
BBVA Compass
P: 800-526-4140
F: 205-524-9498

I acknowledge that I have read this letter and agree with its contents.

Date

Notary Seal

Notary

Exp. Date