



2617 COLLEGE PARK • P.O. BOX 1706 • SCOTTSBLUFF, NE 69363-1706
PHONE: 800-550-0508 • FAX: 303-728-7648

September 20, 2011

XYZ

3640033481854534LM60409-20-11

RE: Approval of Short Sale

Borrower(s): [REDACTED]

Loan No. [REDACTED]

Property Address: [REDACTED]

Dear Customer(s):

Aurora Bank FSB ("Aurora Bank", "we" or "us") approves your Request for Approval of Short Sale (RASS) or Alternative Request for Approval of Short Sale (Alt RASS) pursuant to the Home Affordable Foreclosure Alternatives (HAFA) Short Sale Program Terms and Conditions (the "Agreement") and agrees to accept all net proceeds from the short sale as full and final satisfaction of the first mortgage indebtedness on the above-referenced property.

Please provide a copy of this approval to the Settlement Agent listed below as this approval shall constitute Aurora Bank's instructions to the Settlement Agent as outlined in Paragraph B. Upon the closing of the Short Sale transaction, once all the terms and conditions of this approval are met, including receipt by Aurora Bank of the Net Sales Proceeds, we will prepare and send for recording a lien release for full satisfaction of the mortgage, foregoing all the rights to pursue you for any deficiency.

This approval is subject to the following:

A. Terms - The sale and closing must comply with all terms and conditions as provided in the HAFA Short Sale Program Terms and Conditions (the "Agreement") as well as the following terms and conditions of this approval.

1. You cannot list the property with, or sell it to, anyone that you are related to or have a personal or business relationship. In legal language, it must be an "arm's length transaction."
2. If you or the buyer possess real estate licenses and act as the licensed party in the transaction, the licensed party cannot earn commissions as a result of listing, buying or selling the property.
3. Any buyer of your property must agree to not sell the home within ninety (90) calendar days of the date it is sold by you.
4. You may not have any expectation that you will be able to buy or rent your house back after the closing.
5. The short sale of the property is approved as follows:



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Loan Number [REDACTED]

1. Contract Sales Price \$ 174,900.00
2. Less Total Allowable Closing Costs \$ 25,187.44
 - a. Commissions \$ 10,494.00
 - b. Settlement Escrow/Attorney Fees \$ 604.00
 - c. Seller's Title and Escrow Fees \$ 1,393.00
 - d. Subordinate Lien Payoff \$ 3,900.00
 - e. Transfer taxes/stamps/recording fees \$ 40.00
 - f. Real Property Taxes \$ 1,556.44
 - g. Termite Inspection/Repair \$ 0.00
 - h. Borrower Relocation Assistance \$ 3,000.00
 - i. Seller Concessions Allowed \$ 4,200.00
 - j. Other \$ 0.00
3. Net Proceeds to Servicer \$ 149,712.56
4. Closing Date 11/16/11
5. Approved Buyer(s): [REDACTED]
6. Settlement Agent: Chicago Title
7. Settlement Agent's Address:
14200 N. Northsight Blvd. Ste. 100
8. Settlement Agent's Office Phone: 480-998-9298
9. Settlement Agent's Office Fax: 480-614-1144

Please send final HUD for approval along with 2nd lien's letter to waive deficiency at least 2 days prior to closing.

6. Changes - any change to the terms and conditions contained in the Agreement or in the sales contract between you and the Buyer must be approved by Aurora Bank in writing. If settlement is changed, delayed or the transaction is cancelled, Aurora Bank must be immediately notified in writing. Aurora Bank is under no obligation to approve such changes.
7. Subordinate Liens - Prior to releasing any funds to holders of subordinate liens, the Settlement Agent must obtain a written commitment from the subordinate lien holder that it will release you from all claims and liability relating to the subordinate lien in exchange for receiving the agreed upon payoff amount. In addition, the Settlement Agent must forward the written confirmation no later than one (1) business day before the Closing Date to the attention of at.
8. HUD-1 - A copy of the HUD-1 Settlement Statement, which will be signed by you and the buyer at closing, must be faxed to Aurora Bank no later than one (1) business day before the Closing Date to the attention of at

The final HUD-1 Settlement Statement must be fully executed by both buyer and seller or certified by the escrow officer and must be faxed the same day of the closing to the above individual and fax number.

The closing of the short sale cannot occur until Aurora Bank has approved the final HUD-1 Settlement Statement. Also, the escrow officer or Settlement Agent must send to the above number a copy of the proceeds check from closing or the wire confirmation.



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9. Bankruptcy - If you are currently in bankruptcy or if you file bankruptcy prior to closing, you must obtain any required consent or approval of the short sale transaction from the Bankruptcy Court/Trustee prior to the closing.
10. Tax Consequences - Aurora Bank will file a 1099C form with the IRS and send you a copy. You should consult with the IRS or a tax professional concerning any tax impact this may have to you, if any.
11. Credit Bureau Reporting - Aurora Bank will follow standard industry practice and report to the major credit reporting agencies that your mortgage loan was paid for less than the full balance. Aurora Bank has no control over or responsibility for the impact of this report on your credit score. To learn more about the potential impact of a short sale on your credit score, you may want to go to <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.
12. Payment Instructions - Payoff funds must be received by Aurora Bank within 48 hours of closing and must be sent either via wire or via cashier's check as follows:
 - * Wiring Instructions:
US Bank, 950 17th St., 8th Floor, Denver, CO 80202
ABA NUMBER: 102-000-021; CREDIT: Aurora Bank Wire Clearing Account
ACCOUNT NUMBER: 1036-9018-0650
REFERENCE: Loan Number and Seller's Last Name
DIRECT WIRE TO:
 - * Overnight Mailing Instructions for Certified Funds:
Aurora Bank FSB, Attention:
10350 Park Meadows Drive
Littleton, CO 80124

Aurora Bank accepts payoff proceeds in the form of a cashier's check or wire only. Payoff proceeds must be made payable to and remitted directly to Aurora Bank. WE DO NOT ACCEPT PERSONAL CHECKS, THIRD PARTY CHECKS, MONEY ORDERS OR OTHER NEGOTIABLE INSTRUMENTS THAT DO NOT INDICATE IT IS A CASHIER'S CHECK. ANY PAYOFF PROCEEDS RECEIVED IN ANY FORM OTHER THAN A CASHIER'S CHECK OR WIRE (EVEN IF STAMPED AS "CERTIFIED") WILL BE RETURNED TO THE SENDER.

In the event the payoff proceeds are returned to the sender, interest may continue to accrue on the loan until adequate payoff funds in the form of a Cashier's check or wire are received to satisfy the mortgage debt and release the lien.

- B. Closing Instructions - This approval of a Hafa Short Sale Request constitutes Aurora Bank's instructions to the Settlement Agent. As such, this approval is conditioned on a short payoff that meets all the criteria outlined in this approval plus:
 - a. The closing must be completed on or before close of business on 11/16/11.
 - b. Any reduction in the approved closing costs must be added to the net proceeds.
 - c. Written approval must be obtained from Aurora Bank Short Sale Department if unable to complete the transaction by the specified closing date, as indicated above.



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- d. If settlement is changed, delayed or the transaction is cancelled, immediately notify the Loss Mitigation Department in writing no less than one week before the closing date noted above with a copy of the buyer's commitment letter and proof of funds attached. Please send the notification to: aurorashortsaleextensionrequests@aurorabankfsb.com
- e. Neither the borrower(s) nor any other party may receive any sale proceeds or any other funds as a result of this transaction, except as noted in this approval.
- i. If the amount of the sale proceeds total more than the amount due on the mortgage, then contact the Aurora Bank Short Sale Department immediately.
 - ii. The Borrower(s) must assign to Aurora Bank rights to escrowed funds, insurance proceeds, or refunds from pre-paid expenses, if any.

NOTE: THIS TRANSACTION IS NOT CONSIDERED COMPLETE UNTIL ALL CONTINGENCIES OF APPROVAL HAVE BEEN MET

If you have questions, please contact us directly between the hours of 8 a.m. and 11 p.m. ET, toll free at 1-800-550-0509.

 Signature of Aurora Bank FSB Representative Date

 Printed name of Aurora Bank FSB Representative Title

Enclosures: Important Notice,
 Affidavit of Arm's Length Transaction,
 Closing Agent Waiver

Aurora Bank is a debt collector. Aurora Bank is attempting to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.



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INSTRUCTIONS AND DISCLOSURE

All signatures to the Affidavit must be notarized. The Affidavit may be included with the sales contract, an addendum, or other pre-closing or closing documents as long as all signatures are obtained before or at the time of closing.

In the event the closing agent to the sale is prohibited from signing the Affidavit by applicable State, or federal law, Aurora Bank will waive the closing agent's signature requirement upon request. However, the closing agent's signature waiver is contingent upon the closing agent's agreement that the closing agent will not also act as the closing agent on a subsequent transaction involving the Property within one year of closing the short sale transaction.

If a party reveals an agreement, understanding or contract relating to the current sale or subsequent sale of the Property that indicates the transaction is not an "arm's length" transaction, that the purchaser intends to re-sell the Property in 120 days or less without having substantially refurbished or added value to the Property, or otherwise indicates bad faith, collusion or fraud on the part of the parties, Aurora Bank will withdraw approval for the short sale transaction and immediately notify Lxs 2006-20, a mortgagee whose address for loan servicing matters is c/o Aurora Bank; 2617 College Park, PO Box 1706, Scottsbluff, NE 69363-1706 under a servicing agreement with the mortgagee.

Borrower	Date	Borrower	Date
Borrower	Date	Borrower	Date
Purchaser	Date	Purchaser	Date
Purchaser	Date	Purchaser	Date
Borrower's Agent	Date	Purchaser's Agent	Date
Closing Agent	Date	Transaction Facilitator	Date

STATE of: _____ County ss: _____

Subscribed and sworn to before me this _____ day of _____,
WITNESS my hand and official seal.

Signature: _____

Name (typed or printed) _____

My Commission Expires: _____

