

**SAXON**

4708 Mercantile Dr.  
Fort Worth, TX 76137-3605

**November 11, 2009**

Borrower: **JARROD WILBORN**  
CO-Borrower:  
Property Address: **2410 CHUCKBERRY STREET**  
**HOUSTON, TX 77080**

Attn: **VINH**  
Fax: **713-827-3102**

Direct Number: **713-551-1150**

Re: First Loan Number **2000424390**

Buyer: **TERESA MURCIA**  
**HENRY MURCIA**

Seller: **JARROD WILBORN**

Dear Sir or Madam:

Please be advised that our office has reviewed the residential sale and purchase contract submitted for the property located at **2410 CHUCKBERRY STREET, HOUSTON, TX 77080**. We have agreed to accept the purchase price of **\$107,500.00**. "As-is" with an escrow closing no later than **12/11/09**, with the following terms and conditions:

- The transaction must close on or before **12/11/09**.
- Sales Price to be **\$107,500.00** Any **EXTENSIONS WILL result in a 1% commission cut.**
- Seller makes no repairs, property is purchased in "As-Is" condition.
- Seller makes no warranties, expressed or implied.
- Sellers total closing costs limited and not to exceed: **\$15,409.00** and **\$79,216.00** to payoff the first lien.
- Net Sales Proceeds due to Saxon Mortgage Services, Inc. on or before **12/11/09** shall not be less than **\$79,216.00** for the first lien. Upon receipt of proceeds, a release of lien shall be prepared.
- N/A
- Realtor sales commissions to not exceed the amount of: **\$5,375.00** of the sales price.
- Borrower(s) will receive no funds from the closing of this transaction. Any funds over and above **\$79,216.00** must be remitted to Saxon Mortgage Services, Inc.
- PRIOR TO CLOSING, Saxon MUST review and approve the final HUD1 Settlement Statement.
- No proceeds out of this transaction may be used to pay subordinate liens except for **\$7,500.00** to payoff the second lien. Upon receipt of proceeds, a release of lien shall be prepared.
- N/A
- Signed and executed HUD1 must be faxed to **VIRGINIA MONTANEZ** at fax **682-647-4057** upon close of this transaction to postpone pending foreclosure action.
- All funds must be wired to the following bank account no later than: **12/11/09**

We are a debt collector. Any information obtained will be used for that purpose.

Saxon Mortgage Services, Inc. \* 4708 Mercantile Drive North \* Fort Worth, TX 76317-3605  
P.O. Box 161489 \* Fort Worth, TX 76161-1489 \*

**SAXON**

4708 Mercantile Drive North  
Fort Worth, TX 76137

**CLOSING INSTRUCTIONS**

(FOR ALL FUNDS THAT GO TO SAXON INCLUDE LOAN NUMBER)

Funds are returned in **48 hours** without the wire confirmation and the final hud from closing.

All Proceeds must be wired. Please wire to Saxon Mortgage Services, Inc. proceeds to:

**Wells Fargo**

**ABA ROUTING # 121000248**

**ACCOUNT # 4121776231**

**ACCOUNT NAME: SMSI Wire Clearing Account**

**ATTENTION: HOME PRESERVATION-SHORT-SALES**

**MUST INCLUDE: BORROWER(S) NAME**

**MUST INCLUDE: BORROWER(S) LOAN NUMBER(S)**

Please send certified final hud to: **VIRGINIA MONTANEZ**

fax: **682-647-4057**

Email: **montanezv@saxonmsi.com**

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

Please be advised that Saxon requires a certified final HUD-1 to be returned with the entire proceeds amount. Any funds received prior to receiving a certified final HUD-1 or that are less than agreed to by Saxon will be held in suspense for 4 business days. Holding funds in suspense does not constitute acceptance by Saxon and may be rejected if all proceeds and/or a final certified HUD-1 is not received within 4 business days.

Sincerely,

**VIRGINIA MONTANEZ**

HOME PRESERVATION Workout Specialist

Saxon Mortgage Services, Inc.

4708 Mercantile Drive North

Fort Worth, TX 76137

Direct Number: **888-325-3502 EXT. 204056**

Direct Fax : **682-647-4057**

Email: **montanezv@saxonmsi.com**