

Date: [Date]

To: [Closing Agent/Title Company Name]

Attn: [Contact Person]

Address: [Address]

Email/Fax: [Contact Info]

RE: JUNIOR LIENHOLDER SHORT SALE CLOSING INSTRUCTIONS

Borrower(s): [Borrower Name(s)]

Property Address: [Full Property Address]

Loan Number: [Junior Loan Number]

Escrow/File Number: [File Number]

To Whom It May Concern,

[Junior Lienholder Name] ("Lienholder") agrees to accept a short payoff regarding the above-referenced loan and release its lien on the subject property, subject to the following terms and conditions:

- 1. Net Payoff Amount:** Lienholder must receive a minimum net payment of \$[Amount].
- 2. Closing Date:** This approval is valid until [Expiration Date]. If the transaction does not close and funds are not received by this date, this agreement is void unless extended in writing.
- 3. Approved Settlement Statement:** A final certified HUD-1 or Closing Disclosure (CD) must be submitted for review prior to closing. No changes to the approved line items or credits are permitted without written consent from Lienholder.
- 4. No Seller Proceeds:** The Seller(s) shall not receive any proceeds or cash back from the sale of the property. Any remaining funds must be applied to the Lienholder's payoff.
- 5. Junior Lien Release:** Upon receipt and verification of the specified payoff funds, Lienholder will execute and mail the Release of Lien/Satisfaction of Mortgage to the closing agent or recording office.

6. Deficiency Balance (Check one):

Lienholder waives all rights to pursue a deficiency judgment against the Borrower.

Lienholder reserves the right to pursue the remaining deficiency balance against the Borrower.

7. Wire Instructions:

Bank Name: [Bank Name]

ABA/Routing Number: [Routing Number]

Account Number: [Account Number]

Reference: [Loan Number / Borrower Name]

Please contact [Name/Department] at [Phone Number] with any questions regarding these instructions.

Sincerely,

[Authorized Representative Name]

[Title]

[Junior Lienholder Company Name]