

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Junior Lienholder Name]

[Lienholder Address]

[City, State, Zip Code]

RE: Offer for Full Satisfaction and Release of Lien

Property Address: [Property Address]

Account/Loan Number: [Account Number]

To Whom It May Concern,

I am writing to you regarding the junior lien held by [Junior Lienholder Name] on the property located at [Property Address].

Currently, the total debt secured by the senior mortgage(s) exceeds the current fair market value of the property. Based on a recent valuation, the property is worth approximately \$[Current Market Value], while the senior lien balance is \$[Senior Lien Balance]. As a result, your junior lien is currently "underwater" and has little to no secured equity value.

In an effort to avoid a formal foreclosure process-which would likely extinguish your interest in the property entirely-I am offering a one-time, lump-sum payment of \$[Offer Amount] in exchange for a full release of the lien and a satisfaction of the debt.

This offer is contingent upon the following:

- Your acceptance of the payment as full and final settlement of the account.
- The delivery of a signed Lien Release/Satisfaction of Mortgage document suitable for recording.
- The reporting of the account as "settled in full" or "paid" to all credit bureaus, if applicable.

Please review this proposal and contact me at [Phone Number] or [Email Address] by [Deadline Date] to discuss this matter further. I am prepared to provide supporting documentation, including a Broker Price Opinion (BPO) or appraisal, upon request.

Sincerely,

[Your Signature]

[Your Printed Name]