



MARCH 17, 2010

[Redacted]

[Redacted]

Email: [Redacted]

RE: LN # [Redacted] Borrower: [Redacted]

**HUD APPROVAL is required PRIOR to closing.**

I am forwarding the attached demand letter for this short sale. Please note the following items listed below are required in order to accept payoff funds

**Once completed, please overnight the following:**

- Original Signed Hud-1 or Certified Copy
- WaMu Waiver of Funds letter completed and signed by borrower(s)
- Approved Buyer for transaction: [Redacted]
- Executed promissory note
  - In addition to the payoff listed on the demand letter, the Seller must execute and have notarized the enclosed Note for \$ N/A Payable to : N/A
- Recorded copy of Power of Attorney
  - If any documents are signed with a power of attorney, the power of attorney **MUST** be Recorded. A certified copy of the recorded POA must be included with the payoff check.
- Short sale approval is contingent on the Jr. Lien releasing for \$0
- Net proceeds (**NO WIRES**, must be an official check)

**SPECIAL NOTE: "COPY OF CHECK" IS REQUIRED WITH ALL OTHER SPECIFIED CLOSING DOCUMENTS OR FUNDS WILL BE RETURNED!**

Without these items we cannot complete this sale or supply a discharge of mortgage.

**\*\*\*\*\* PLEASE NOTE NEW MAILING ADDRESS\*\*\*\*\***

Documents to:  
Chase Home Finance

[Redacted]

Jacksonville, FL 32256

Funds to:  
Chase Home Finance

[Redacted]

Columbus, OH 43219

March 9, 2010

[REDACTED]  
[REDACTED]  
San Diego, CA 92101

RE: Borrower/Loan [REDACTED]  
Property Address: [REDACTED]  
San Diego, CA 92101  
(Terms and Escrow Instructions)

Dear Borrower:

This letter is to confirm that Chase Bank has agreed to accept less than full payoff to release its lien interest for the referenced loan. The sales price is \$690,000.00 and the net proceeds to Chase Bank must be no less than \$633,862.62 with a closing date of 04/30/2010. If this amount is not received within five (5) days of the scheduled close date, this offer shall become null and void and all amounts owed under the terms of the loan shall be due. The reduced payoff amount is subject to the following conditions and stipulations.

- \* No other liens, judgements, repairs, or buyer's costs shall be paid through escrow without prior written permission from Chase Bank.
- \* Please execute and return the "Waiver of Funds" document, including the seller's mailing address prior to the close of escrow.
- \* This transaction is between the Seller and Buyer as indicated on the certified HUD1. Any unauthorized title transfer or change of Buyer(s) will be a violation of this demand, making it immediately null and void.
- \* Any overages must increase the net proceeds and any escrow/impound balances, which also include any insurance and property tax refunds. These will be applied to reduce the total debt of the loan.
- \* The seller shall not receive any proceeds from the sale of the property.
- \* Please fax the preliminary HUD-1 Settlement Statement to my attention for final review and approval 24 hours before closing to                     0                    .
- \* A certified, fully executed copy of the final HUD-1 Settlement Statement must be included with the certified payoff check.
- \* The Seller's contribution amount shall be no less than                     \$                     -                      towards the closing of this transaction, inclusive of the payoff demand referenced above.
- \* A per-diem in the amount of                     \$                    110.60                     will be charged starting the day after the scheduled close date until five (5) days of the scheduled close date unless prior written approval has been issued extending close of escrow.