

636 Grand Regency Blvd.  
Brandon, FL 33510



06/21/12

**Learn How Seattle Short Sales, Inc.**

Re: [REDACTED]  
Maple Valley, WA 98038

**Can Help You Short Sale Your Property**

<http://SeattleShortSales.com>

Account #: [REDACTED]

**1-800-603-3525**

Subject: CLOSING INSTRUCTIONS / SHORT SALE AGREEMENT

To Whom It May Concern:

At HSBC Bank USA, N.A., we are committed to working with our borrowers who may be experiencing financial difficulties. As part of this commitment, I, [REDACTED] am pleased to be your designated Mortgage Servicing Specialist. Please contact me with any questions that you may have specific to your account or this letter. My direct contact number is 888-648-3124, extension [REDACTED]

If you cannot reach me and do not wish to leave a message, additional Mortgage Servicing Specialists are available at (888)648-3124 who can also provide assistance. When dialing the provided toll free number, please follow and select the appropriate prompts.

If there is any documentation that you may need to provide as I assist you with your account, please fax to (866)328-1342. Faxing is preferred as this method ensures a more timely receipt of any needed documents.

PLEASE NOTE THE FOLLOWING IMPORTANT COMMUNICATION REGARDING YOUR ACCOUNT

This letter is to confirm HSBC Bank USA, N.A. ("HSBC") has approved the Short Sale request on the above referenced account.

Upon completion of all terms under this agreement, HSBC agrees to release the lien on the above listed property for a minimum payment amount of \$216,080.17. Please remit this payment in CERTIFIED FUNDS ONLY with the final HUD-1 Settlement Statement and this agreement to the address listed below. If wiring the payment, please fax the original documents as specified in the prior sentence to the fax number listed below.

HSBC Bank USA, N.A.  
Attn: Short Sale Department  
2929 Walden Ave.  
Depew, NY 14043  
Attn: Payoff Processing  
HSBC Bank USA  
ABA No. 021001088  
HSBC Mortgage Payoff Wire Account  
Account No. [REDACTED]  
Fax Number: 1-866-328-1342

Any surplus funds from the close of the sale shall be paid directly to HSBC. This offer is contingent upon the following conditions:

- \* Sales price of \$245,000.00.
- \* Seller to net zero. This must be shown on the final HUD-1 Settlement Statement.
- \* Sellers closing costs not to exceed \$6,869.83.
- \* Real estate commission not to exceed \$14,700.00 or 6%.
- \* Buyer Concession not to exceed \$7,350.00.
- \* Repair costs not to exceed \$0.00.
- \* Net proceeds to the 1st lien [REDACTED] to be no less than \$216,080.17.
- \* Net proceeds to the 2nd lien to be no more than \$0.00.
- \* Any additional funds at closing must be remitted to HSBC Bank USA, N.A.
- \* The net proceeds checks must be accompanied with a copy of the final HUD-1 Settlement Statement.
- \* HSBC must receive the net proceeds checks by 07/23/12 or one business day after the closing takes place.

