

Bank of America



Home Loans

Bank of America
1515 W. 14th Street
Tempe, AZ 85281

To: [REDACTED]

Email: [REDACTED]@seattleshortsales.com

Today's Date: 6/27/2012

Loan Number: [REDACTED]

Property Address: [REDACTED] Bellevue, WA 98004

FHA Case Number: [REDACTED]

This letter is to inform you that the sales contract has been accepted based on the current information our office has received. The next step is to have the "Final HUD-1" approved no more than 5 business days prior to the scheduled closing. Final HUD approval and closing instructions will be provided at that time.

******IF YOU CLOSE WITHOUT FINAL HUD APPROVAL, THE FUNDS WILL BE RETURNED******

- Make sure the buyer's closing instructions have been received by the title company prior to sending any HUD-1. Estimated HUD's will not be reviewed.
- Once the HUD-1 has been approved, we will issue the demand letter, wiring instructions and documents for the Seller to sign at closing. These documents are sent directly to the closing agent ONLY.

****Approved Final HUD-1 and amount of funds received from wire must match****

-E-Mail is the best way to send documents-

- Please be sure to include the homeowner's loan number on all correspondence.-

Thank you,

[REDACTED]

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

**Sales Contract Review
Pre-foreclosure Sale Program**

**U. S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No.2502-0464
(exp. 07/31/2009)

Public reporting burden for this collection of information is estimated to average 9 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 204 of the National Housing Act authorizes the Secretary to pay an insurance claim that bridges the gap between the fair market value proceeds from the HUD-approved third party sale of a property. The respondent s maybe lenders (mortgagee s), counselors and homeowners who are attempting to sell their properties prior to foreclosure. The Privacy Act of 1974 pledges assurances of confidentiality to respondents. HUD generally discloses this data only in response to a Freedom of Information request.

Mortgagee Contact Person: [REDACTED]	Phone Number: [REDACTED]	Account/Control Number: [REDACTED]	FHA Case Number: [REDACTED]
Homeowner Name(s): [REDACTED]		Property Address: [REDACTED] Bellevue, WA 98004	
Homeowner Name(s):			

Date of Sales Contract: 1/21/2012	Date contract Received by Mortgagee: 6/13/2012	Sales Agent and Firm: [REDACTED]	Phone Number: 800-603-3525 X [REDACTED]	Sales Commission & Rate 29,160.00 6 %
Offered By: [REDACTED]		Address:		
Listing Price: \$ 495,000.00	Price Offered: \$ 486,000.00	Appraised Value: \$ 495,000.00	88% of Appraised Value: \$ 435,600.00	Estimated Net Sales Proceeds: \$ 438,785.40

Mortgagee (or HUD) Review of the Sales Contract

The Sales Contract offered by the individuals listed above is:

- Accepted
- Rejected (List reasons below)

This Sales Contract is rejected for the following reasons(s):

[REDACTED]

Date: 6/27/2012

Mortgagee Signature and Date

Home Owner Name: [REDACTED]

Loan Number: [REDACTED]

**** FHA SHORT SALE – APPROVED SALES CONTRACT REVIEW****

Purchase Price: 486000.00

Buyer Name: [REDACTED]

Net Proceeds: 438785.40

88% of Appraised Value: 435600.00

ATP Expiration: 9/30/2012

Agent [REDACTED]

Approved fees to be paid from sales proceeds: FHA Seller incentive, Taxes, Commission, Settlement fee, Title policy, Water, Washington State Excise Tax

Approved fees paid from FHA Seller incentive: None

*****THIS IS NOT AN APPROVAL TO CLOSE*****

Do not change any figures or fees on the seller's side of the HUD-1! If you have any changes to the HUD-1, submit the revised version to me so I can change the payoff figure to match. The figure we receive needs to match, penny for penny the amount we're reporting to FHA/HUD. Any deviation from these instructions may result in HUD rejecting the wire.

HUD has approved \$ 4,860.00 for buyers closing cost credit.

*** Please note, these funds cannot be used for any portion of the buyer's down payment, nor can it be used to pay for fees that HUD has deemed un-allowed. For example, third party negotiation fees, repairs or additional realtor costs. The final HUD that is submitted for approval must show both buyer and seller costs. If a fee is determined to be a non-allowed, you will be notified at that time, and final approval will be withheld until corrections have been made. ***

Please drop me an email if you have any questions,

Thanks & Best Regards,

[REDACTED]
LOAN SERVICE SPECIALIST
FHA Negotiator

Bank of America



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