



Chase
 3418 Milan Drive (OH4-7126)
 Columbus, OH 43219-6009

Learn How Seattle Short Sales, Inc.

July 10, 2012

Can Help You Short Sale Your Property

First American Title & Escrow
 Attn: [REDACTED]

<http://SeattleShortSales.com>

Phone Number: 800-603-3525 x [REDACTED]
 Fax Number: 888-860-1314

1-800-603-3525

Conditional Approval of Sales Contract

JPMorgan Chase Bank, N.A. Account: [REDACTED]
 Borrower(s)/Seller(s): [REDACTED]

Property address: [REDACTED]
 SPANAWAY, WA 98387

Buyer(s): [REDACTED]

Dear Closing Agent:

JPMorgan Chase Bank, N.A. (the "Lender") has preliminarily approved of the sales contract pertaining to the above-referenced Property for \$155,000.00 between the Seller and the Buyer. Please be advised this is not the final approval for the referenced sale. Once the HUD-1 is approved, closing instructions will be issued and the closing may occur. The Property must be free of liens at the time of closing. Please be aware that should the sale on the Property proceed as outlined, our acceptance of this Short Sale will be reported to the various credit reporting agencies and may have an adverse effect on the Seller's credit. Proceeding with this transaction may have implications on the Seller's state or federal tax liability; the Seller may consult a tax advisor for additional information.

Below we have detailed both the expected seller closing costs and the minimum amount of proceeds to be received by JPMorgan Chase Bank, N.A.

<u>Expected Seller Closing Costs</u>	
Realtor Commission	\$9,300.00
Closing Fee	\$750.00
Excise Tax	\$2,764.00
Seller Incentive	\$750.00
County Taxes	\$761.80
Seller Concessions	\$4,645.00
Total Seller Closing Costs	\$18,970.80

Expected Credits

Total Credits	\$0.00
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Minimum Net Proceeds to Lender

Sales Price	\$155,000.00
- Total Closing Costs	\$18,970.80
+ Total Credits	\$0.00
Total Minimum Net Proceeds to Be Received by the Lender	\$136,029.20

Under no circumstances will the Lender accept less than the approximate net amount stated, and we may require additional funds if actual costs are less than those provided by the escrow company.

It is our understanding that closing will occur on or before August 17, 2012. As this approval is based on figures good through this date, the Lender must be advised if there is a postponement of the closing. Additionally, should any variances occur in the approved transaction, the Lender must be contacted to approve the changes in writing. The Lender is under no obligation to approve the changes. If the Lender does not approve changes, it may rescind approval of the sale.

Further requirements of this approval are as follows:

1. Any required Seller(s) contributions are to be paid at closing regardless of net from the sale. The Lender shall not accept less than the stated net amount. The Seller shall be responsible for any additional costs, which may cause the true net amount to be less than the net amount stated.
2. Neither the Seller nor the Buyer are to receive any proceeds from the sale of the Property. All proceeds, refunds, and/or overages must be remitted to Chase. If there is any positive escrow balance, it will not be refunded to the Seller. These funds will be applied toward any remaining deficiency balance on the above-referenced Loan.
3. The final proposed HUD-1 settlement statement shall be faxed to Chase for final approval no later than 72 hours before the closing date (excluding weekends and holidays) or Chase may rescind its approval of the sale. Once the closing statement is received and approved, closing instructions will be sent to the closer.
4. All pro-rations are to be figured to the date of closing and are considered final. Tax pro-rations are to be based on not more than 100% of actual tax.
5. Chase requires that full disclosure, including all details of the transaction, be made on the part of both the Buyer and Seller on the HUD-1 form. If Chase finds full disclosure was not made at the time of this approval, the approval becomes null and void.
6. If the title to the Property is transferred, in whole or in part, prior to close of escrow, Chase will rescind this approval without further notice.
7. No substitution of the Seller or Buyer can be made prior to the close of escrow, or Chase will cancel this approval without further notice.
8. If a bankruptcy is filed by the Seller, the terms and conditions of this letter will become null and void.
9. This conditional approval supersedes all other agreements and applies only to the above-referenced Loan. Any additional loans/liens from the Seller or any other party in favor of Chase or any affiliated entity, whether on this Property or otherwise, are excluded from the terms of this letter.

If the final closing instructions are not followed in their entirety, the lien will not be satisfied, and the proceeds check will be returned.

Chase's goal is to provide the highest level of quality service. If you have any questions, please contact me at 866-222-5920, extension 3220465, between the hours of 8:00 A.M. and 5:00 P.M. central time. My fax number is 866-837-2043.

Sincerely,

[Redacted Signature]
Homeowners' Assistance Department
JPMorgan Chase Bank, N.A.

CC:

[Redacted]
LAS VEGAS, NV 89139-6138

**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 mortgage lenders (mortgagees), 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/Ext: 888-222-5620 ext [REDACTED]	Account/Control No.: [REDACTED]	FHA Case Number: [REDACTED]
Homeowner's Name: [REDACTED]			Property Address: [REDACTED] SPANAWAY, WA 98387	
Homeowner's Name: [REDACTED]				
Date of Sales Contract : 4/23/12	Date Contract Received by Mortgagee: 7/10/12	Sales Agent & Firm: [REDACTED]	Phone Number: 800-603-3525 ; [REDACTED]	Sales Commission & Rate: 6.00%
Offered By: [REDACTED]		Address: [REDACTED]		
Listing Price: \$145,000.00	Price Offered: \$155,000.00	Appraised Value: \$155,000.00	88% of Appraised Value: \$136,400.00	Estimated Net Sales Proceeds: \$136,029.20

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 reason(s):

[REDACTED]

7/10/2012

Mortgagee Signature and Date