

Today's Date 09/14/2012
PRE-FORECLOSURE SALE TERMS
(SHORT-SALE)

Loan Number: [REDACTED]
Borrower: [REDACTED]
Property Address: [REDACTED]
EVERETT WA 98208

We have approved the above referenced pre-foreclosure (short) sale, with the following stipulations:

- AS – IS purchase price to be \$160,000.00
- The closing should occur on or before 10/12/2012
- The mortgagor's are NOT to receive any money from the proceeds of the sale.
- The HUD-1 Settlement Statement must be signed by all parties at closing. A copy of the **unsigned prepared HUD-1 Settlement Statement** must be emailed to shairston@cenlar.com, at least 24 hours before closing for final approval.
- A copy of the final title work showing clear title should be sent to this office upon closing via email to [REDACTED]@cenlar.com
- A copy of the **SIGNED HUD-1 Settlement Statement** must accompany the payoff wire. The payoff wire in the amount of not less than **\$137,755.87** be sent to this office immediately after closing. Our Wire information is:

Bank Name: Cenlar FSB Trenton, NJ
ABA #: [REDACTED]
Bank Account #: [REDACTED]

Reference # [REDACTED] and Loss Mitigation - [REDACTED]

- Settlement Breakdown:

Sale Price	\$160,000.00
Commission	\$9,600.00
Closing Costs	\$12,644.14
Negotiated Lien Release Amount	\$0.00
Net Proceeds	\$137,755.86

- Upon receipt of net proceeds, we will issue a discharge of mortgage to the borrowers, and will release the 1st lien position that this lender currently holds.

SPECIAL INSTRUCTIONS:

An executed Arms Length Affidavit between buyer and seller as well as a copy of the Pre-Foreclosure Sale Terms Letter signed by the seller(s) must be returned with the final HUD-1.

Seller(s) Signature [REDACTED] Date _____

Seller(s) Signature _____ Date _____

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<http://SeattleShortSales.com>

1-800-603-3525