

# Bank of America



## Home Loans

Bank of America  
9000 Southside Blvd  
Building 100  
Jacksonville, FL 32256

To: [REDACTED]

Email: [REDACTED]@seattleshortsales.com

Today's Date: 10/11/12

Loan Number: [REDACTED]

Property Address: [REDACTED]  
Marysville, WA 98270

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 less than five (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-1s 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]	
Homeowner Name(s):		Marysville, WA 98270	

Date of Sales Contract: 12/28/11	Date contract Received by Mortgagee: 9/13/12	Sales Agent and Firm: [REDACTED]	Phone Number: 800-603-3525 Ext [REDACTED]	Sales Commission & Rate 10,614.00     6 %
Offered By: [REDACTED]		Address:		
Listing Price: \$ 180,000.00	Price Offered: \$ 176,900.00	Appraised Value: \$ 180,000.00	88% of Appraised Value: \$ 158,400.00	Estimated Net Sales Proceeds: \$ 156,681.94

**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: 10/11/12  
 \_\_\_\_\_  
 Mortgagee Signature and Date

Home Owner Name: [REDACTED]

Loan Number: [REDACTED]

THIS APPROVAL IS CONTINGENT ON CLOSING NO LATER THAN OCTOBER 30, 2012. IF CLOSING DOES NOT TAKE PLACE BY THIS DATE, A NEW APPROVAL LETTER WILL BE REQUIRED.

\*\*\*SUBJECT TO FINAL HUD-1 APPROVAL - THIS IS NOT AN APPROVAL TO CLOSE\*\*\*

APPROVED FEES:

2nd Lien Payoff: \$2200.00  
County Taxes: \$1214.21  
Owners Title Policy: \$930.75  
Closing Cost Credit: \$1707.10\*  
Agent Commission: \$10614.00  
Settlement Fee: \$873.82  
Wire Fee: \$30.00  
Excise Tax: \$3153.82  
Utilities: \$205.00

\*Buyer is eligible closing cost credit up to 1% of the principle balance of their new loan. Fees paid are subject to prior approval.

\*\*Additional fees subject to prior approval

HUD has approved \$ 1,707.10 for buyer's 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, loan origination fees, third party negotiation fees, repairs or additional realtor costs. The final HUD-1 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. \*\*\*

Thanks & Best Regards,

[REDACTED]

FHA Short Sale Specialist

**Bank of America**



**Home Loans**