

December 31, 2012

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

[REDACTED]
Wilmette, IL 60091-1142

Approval of short sale

Account: [REDACTED]
Property Address: [REDACTED]
Kirkland, WA 98033-0000

Dear [REDACTED]

We are writing to let you know you have been approved for a short sale on the account above. We have accepted the offer under the Home Affordable Foreclosure Alternatives (HAFA) Program.

We agree to accept all net proceeds from the settlement, but not less than a minimum of \$352,073.00, as full and final satisfaction of your loan. After we receive the settlement amount, we will settle your account and release the lien on the property.

We must receive payment in certified funds on or before 01/31/2013, or this offer becomes null and void.

This approval is subject to the following:

- A. Terms**--The sale and closing comply with all terms and conditions of the Short Sale Agreement (the "Agreement").
- B. Changes**--Any change to the terms and representations in the Agreement must be approved by us in writing. We are under no obligation to approve such changes.
- C. Subordinate Liens**--Prior to releasing any funds to holders of subordinate liens/mortgages, the closing agent must obtain a written commitment from the subordinate lien holders that they will release the borrower from all claims and liability relating to the subordinate liens in exchange for receiving the agreed upon payoff amount.

Before the transaction can close, all subordinate lien holders must provide a written commitment that:

- They will release their liens and the borrower from personal liability in exchange for a combined payment equivalent of \$8,500 to all subordinate lien holders.
- Payment for release of any subordinate liens is dependent upon the agreement of all subordinate lien holders to release their liens and the borrower from personal liability.

- D. Relocation Incentive**-- If the closing of the short sale is consistent with the HAFA

Agreement, you, a tenant or other non-borrower occupant who occupies the property as a principal residence and is required to vacate as a condition of the HAFA short sale will be entitled to an incentive payment up to \$3,000 to assist with relocation expenses. If the property is vacant, an incentive will not be paid. If the property is tenant-occupied, we must receive a copy of the lease agreement and the Non Owner Occupant Certification form and the tenant will receive the relocation incentive. The tenant must vacate as a result of the sale. We will instruct the settlement agent to pay you, the tenant or other non-borrower occupant from the sale proceeds at the same time that all other payments, including the payoff of your first mortgage, are paid out. The amount of the incentive is dependant on the number of units and must be split amongst the units. Only one payment per household/unit is provided for the relocation assistance, regardless of the number of borrowers/tenants.

Please note that Chase requires a copy of the relocation incentive check or wire transfer. This should be faxed to 866-837-2043.

Any incentive payments will be paid at closing and will be reflected on the HUD-1 Settlement Statement.

- E. HUD-1--A Preliminary HUD-1 Settlement Statement** must be provided to us at least 48 hours before the closing date. We must also receive the signed **Final HUD-1 Settlement Statement** within 24 hours after closing. All incentive payments must be reflected on the HUD-1 Settlement Statement showing the name of the recipient. Please use the fax number listed below.

Fax: 866-837-2043

- F. Real Estate Commissions**--Real estate commissions that are paid from sale proceeds to the listing and selling brokers involved in the transaction cannot exceed 6% of the contract sales price. Neither the buyer nor the seller may receive a commission.
- G. Bankruptcy**--If you are currently in bankruptcy or you file bankruptcy prior to closing, you must obtain any required consent or approval from the Bankruptcy Court.
- H. Tax Consequences**--We report forgiveness of debt to the Internal Revenue Service. Proceeding with this transaction may have implications on your state or federal tax liability; please consult a tax advisor for additional information.
- I. Consumer Reporting**--Please note that our acceptance of this short sale is reported to various consumer reporting agencies and may have an adverse effect on your credit rating. The impact of a short sale depends on the homeowner's entire credit profile. To learn more about the potential impact of a short sale on your credit, visit the Federal Trade Commission website at www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm.
- J. Payment Instructions**--**We must receive payoff funds within 24 hours after closing.** Please use the following wiring instructions or overnight mailing address, and include your account number on your payment.

To ensure timely acceptance of payments, please do not submit payments at a bank branch.

Wire: ABA # [REDACTED]
Account # [REDACTED]
Account Name: Chase Default Payoff Account Client # [REDACTED]
Customer Loan Number: [REDACTED]

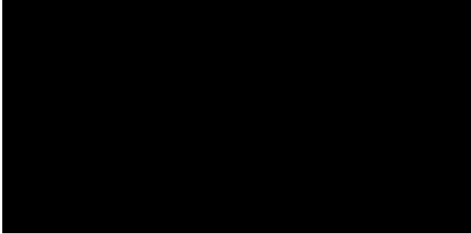
Overnight: JPMorgan Chase Bank, N.A.
Attention: Short Sale Department
Mail Code OH4-7133
3415 Vision Drive
Columbus, OH 43219-6009

This acceptance is only for the contract sale price of \$395,000.00 between [REDACTED] (the "Buyer"), and the Seller.

If your current mailing address or phone number has changed, please fill out the attached form, sign it and fax it back to us at the number provided.

If you have questions, please call us at one of the telephone numbers listed below. We appreciate your prompt attention to our request.

Sincerely,



Chase
877-496-3875 Ext. [REDACTED] Telephone
800-582-0542 TDD / Text Telephone
866-837-2043 Fax
www.chase.com

<p>Your dedicated Customer Assistance Specialist is:</p> <p>[REDACTED]</p> <p>Direct phone number: 877-496-3138 ext. [REDACTED]</p>
--

Enclosures

- Borrower Contact Information Update Form
- Fax Cover Sheet to return closing documents to Chase

We are a debt collector.

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.

OP411

BORROWER CONTACT INFORMATION UPDATE FORM

Account: [REDACTED]
Borrower(s): [REDACTED]
Property Address: [REDACTED]
Kirkland, WA 98033-0000

Name of Borrower(s) Requesting Update _____

Borrower's New Address _____

Borrower's New Home Phone Number _____

Borrower's New Work Phone Number _____

BY SIGNING BELOW,

The borrower(s) agrees to inform JPMorgan Chase Bank, N.A. of any future changes in the borrower's mailing address and phone number.

Borrower 1 _____ Date _____

Signature _____

Borrower 2 _____ Date _____

Signature _____

Please return this completed form by fax to 866-837-2043.