

green tree

02/01/2013

P.O. Box 6172  
Rapid City, SD 57709-6172

Seattle, WA 98115

**Learn How Seattle Short Sales, Inc.**

RE: Our Account # [REDACTED]  
Prop. Address: [REDACTED]  
SEATTLE, WA 98115  
Settlement in Full

**Can Help You Short Sale Your Property**

<http://SeattleShortSales.com>

Dear [REDACTED]

**1-800-603-3525**

The current payoff on your above-referenced account is \$552,830.72.<sup>1</sup> Please be advised that Green Tree Servicing LLC<sup>2</sup> ("Green Tree") has approved the proposed short payoff subject to the following conditions:

1. Approval is contingent upon Green Tree receiving proof of escrow/settlement being opened.
2. Close of escrow is to be on or before **03/15/2013**.
3. Gross contract sales price is **\$500,000.00**.
4. Green Tree will accept and consider payment in the amount of **\$440,415.02** on the account as a settlement in full.
5. Maximum net sales proceeds to the 2<sup>nd</sup> lien of **\$6,000.00**.
6. Maximum commissions to agent of **\$25,000.00**.
7. Maximum closing costs **\$28,584.98** which excludes: third party short sale negotiation fees, third party short sale processing fees, escrow paid, pest inspections, home warranties, and water, sewer or utility fees.
8. Send separate wires for each account if there are multiple accounts to Green Tree.
9. Parties other than Green Tree must absorb (pay) any additional unapproved closing costs.
10. Customer (Seller) shall receive a maximum of **\$0.00** cash upon successful closing of escrow for relocation assistance.

Any funds in your escrow account will be applied to your remaining Green Tree account balance. Upon receipt and verification of good funds, Green Tree will release the deed of trust/mortgage and the Note will be settled in full.

***This offer is expressly conditioned upon Green Tree's receipt of the funds by 03/15/2013***

If this offer is based upon a cash settlement, please assure good funds are received by Green Tree by 03/15/2013. You may use the wiring instructions referenced below to send your settlement funds.

If this offer is conditioned upon the sale or refinance of the collateral securing the above-referenced account, Green Tree must receive all available funds from the sale or the closing of the new loan, not to exceed the full payoff amount of the existing account. You have represented to Green Tree that there are no additional funds available from the sale or refinance of the property and that you shall receive no funds other than the above-referenced relocation assistance, either directly or indirectly, from the sale or the closing of the new loan. If any additional funds become available, you must instruct the title company to disburse the funds to Green Tree.

**This transaction is conditioned upon receipt of a copy of the final HUD-1 or settlement statement signed by all parties and wire tracking information must be emailed at the time of closing to [REDACTED]@gt-cs.com>>**

<sup>1</sup> BECAUSE OF INTEREST, LATE CHARGES, AND OTHER CHARGES THAT MAY VARY FROM DAY TO DAY, THE AMOUNT DUE ON THE DAY YOU PAY MAY BE GREATER. HENCE, IF YOU PAY THE AMOUNT SHOWN ABOVE, AN ADJUSTMENT MAY BE NECESSARY AFTER WE RECEIVE YOUR CHECK, IN WHICH EVENT WE WILL INFORM YOU BEFORE DEPOSITING THE CHECK FOR COLLECTION. FOR FURTHER INFORMATION, CONTACT CUSTOMER SERVICE AT THE ABOVE-REFERENCED ADDRESS OR TOLL FREE NUMBER.

<sup>2</sup> Green Tree Servicing LLC and related entities, including, for certain accounts, in Pennsylvania, Green Tree Consumer Discount Company.

<sup>3</sup> Green Tree's policy prohibits it from providing any instructions to settlement agents or the customer regarding the completion of the HUD-1.

On the date of closing, please direct the title company to remit the above-referenced amount by wire transfer using the following instructions:

Wiring Instructions:

ABA: [REDACTED]  
Account: [REDACTED]  
Account Name: Green Tree Servicing LLC  
Bank Name: Bank of America  
Bank Address: 150 Broadway Avenue  
Bank City: New York  
Bank State: NY  
Bank Zip: 10038

Account #: [REDACTED]

Please include the above-referenced account number with your payment.

After we receive your settlement amount, we will consider your account paid in full. We will report your account to the major consumer reporting agencies as “[a]ccount paid in full for less than the full balance.”<sup>4</sup> In addition, we are required by law to report the amount of the debt that is forgiven to the Internal Revenue Service (IRS).

If you have any questions, please call me at 877-816-9125-EXT [REDACTED]. Thank you for your assistance.

Sincerely,

[REDACTED]  
Green Tree

cc: [REDACTED] 888-860-1314-via facsimile

This communication is from a debt collector. It is an attempt to collect a debt, and any information obtained will be used for that purpose.

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<sup>4</sup>This description may vary by consumer reporting agency.