

June 28, 2013

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

[REDACTED]
Mukilteo, WA 98275

Approval of short sale

Account: [REDACTED]
Property Address: [REDACTED]
Mukilteo, WA 98275-0000

Dear [REDACTED]

We are writing to let you know you have been approved to sell your home for less than you owe, which is a short sale, on the account referenced above. We have accepted the offer under the Home Affordable Foreclosure Alternatives (HAFA) Program.

We will accept a minimum of \$441,091.00 to release the Chase mortgage lien and waive any deficiency. A deficiency waiver is when a house is sold for less than what is owed and the customer owes nothing on the mortgage.

We must receive payment in certified funds on or before 07/30/2013, 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, Chase, as well as 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 dependent 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.

Once the sale closes, we will apply any and all escrow funds to the account to offset the investor's loss.

- 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 Sales

Mail Code: OH4-7133
3415 Vision Drive
Columbus, OH 43219-6009

This acceptance is only for the contract sale price of \$510,000.00 between [REDACTED] and [REDACTED] (the "Buyer") and the Seller.

If your current mailing address or telephone number has changed, complete the attached Contact Information Update Form and fax it back to us at the number provided.

If you have any questions about next steps or need help, call us today.

Sincerely,

[REDACTED]

Chase
866 233 5320 Ext. [REDACTED]
800-582-0542 TTY
866-837-2043 Fax
www.chase.com

**Your dedicated Customer
Assistance Specialist is:**

[REDACTED]
Direct phone number:
855-826-[REDACTED]

Enclosures

-Contact Information Update Form
-HAFA Affidavit
-Fax Cover Sheet

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.

5.2013 CR6402
OP411

CONTACT INFORMATION UPDATE FORM

Account: [REDACTED]
Borrower(s): [REDACTED]
Property Address: [REDACTED]
Mukilteo, WA 98275-0000

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.

HABA AFFIDAVIT

This HABA Affidavit ("Affidavit") is given by the Seller(s) and Buyer(s) to the Servicer of the mortgage loan secured by the Property ("Mortgage") in consideration for the mutual and respective benefits to be derived from the short sale of the Property with a scheduled closing date to be determined.

NOW, THEREFORE, the Seller(s) and Buyer(s) do hereby represent, warrant and agree under the pains and penalties of perjury, to the best of each signatory's knowledge and belief, as follows:

- a) The sale of the Property is an "arm's length" transaction between Seller(s) and Buyer(s) who are unrelated and unaffiliated by family, marriage, or commercial enterprise;
- b) There are no agreements, understandings, contracts, or offers relating to the current sale or subsequent sale of the Property that have not been disclosed to the Servicer;
- c) Except as disclosed to the Servicer, there are no agreements, understandings, or contracts between the Seller(s) and Buyer(s) that the Seller(s) will remain in the Property as a tenant or later obtain title or ownership of the Property;
- d) Neither the Seller(s) nor the Buyer(s) will receive any funds or commission from the sale of the Property except to the extent the Seller(s) receive a relocation assistance payment approved by the Servicer and reflected on the HUD-1 Settlement Statement;
- e) All amounts to be paid to any person or entity, including holders of other liens on the Property, in connection with the short sale have been disclosed to and approved by the Lender and/or Servicer and will be reflected on the HUD-1 Settlement Statement;
- f) All Mortgage Banking employees are prohibited from purchasing homes through a short sale where Chase is the Lender or Servicer. However, JPMorgan Chase employees who are not employed in Mortgage Banking may purchase homes involved in a short sale that secure loans owned or serviced by Chase;

- g) Any person receiving relocation assistance is required to vacate the property as a condition of the sale. Further, the Seller(s) represent that all persons receiving relocation assistance (i) occupied the property as a principal residence on the date the Seller(s) submitted the request for short sale assistance to the Servicer, and (ii) are either the Seller(s), a tenant, or a legal dependent, parent or grandparent of the Seller that occupied the property rent-free.

By signing below, I/we agree that all representations, warranties and statements made herein will survive the closing of the short sale transaction; and I/we represent that the information provided herein is true and accurate and authorize the Servicer to disclose such information to the U.S. Department of the Treasury or in connection with the Making Home Affordable program.

Buyer 1

(Print Name)

(Signature)

(Date)

Buyer 2

(Print Name)

(Signature)

(Date)

Buyer 3

(Print Name)

(Signature)

(Date)

Buyer 4

(Print Name)

(Signature)

(Date)

Seller 1

(Print Name)

(Signature)

(Date)

Seller 2

(Print Name)

(Signature)

(Date)

Seller 3

(Print Name)

(Signature)

(Date)

Seller 4

(Print Name)

(Signature)

(Date)

Buyer's Agent

Seller's Agent

(Print Name)

(Print Name)

(Print Company)

(Print Company)

(Signature and Date)

(Signature and Date)

If you have any questions, please call us directly at 866 233 5320 Ext. [REDACTED]

Please fax the signed document to 866-837-2043.

If you would like to speak with a counselor about this program, call the Homeowner's HOPE Hotline 888-995-HOPE; 888-995-4673. The Homeowner's HOPE Hotline offers free HUD-certified counseling services and is available 24/7 in English and Spanish. Other languages are available by appointment.

NOTICE TO BORROWER

Be advised that any documents and information you submit to your servicer in connection with the Making Home Affordable Program are under penalty of perjury. Any misstatement of material fact made in the completion of these documents, including, but not limited to, misstatement regarding your occupancy in your home, hardship circumstances, and/or income, expenses, or assets, will subject you to potential criminal investigation and prosecution for the following crimes: perjury, false statements, mail fraud, and wire fraud. The information contained in these documents is subject to examination and verification. Any potential misrepresentation will be referred to the appropriate law enforcement authority for investigation and prosecution. By signing this document you certify, represent and agree that: "Under penalty of perjury, all documents and information I have provided to Lender in connection with the Making Home Affordable Program, including the documents and information regarding my eligibility for the program, are true and correct."

If you are aware of fraud, waste, abuse, mismanagement or misrepresentations affiliated with the Troubled Asset Relief Program, please contact the SIGTARP Hotline by calling 877-SIG-2009; 877-744-2009 (toll-free), 202-622-4559 (fax), or by visiting www.sig tarp.gov. Mail can be sent Hotline Office of the Special Inspector General for Troubled Asset Relief Program, 1801 L St. NW, Washington, DC 20220.

