

Chase
P.O. Box 469030
Glendale, CO 80246-9030



July 09, 2013

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

[Redacted]

Kent, WA 98042

Conditional approval of sales contract: FNMA non-deficiency

Account: [Redacted]
Borrower(s): [Redacted]

Property Address: [Redacted]
Kent, WA 98042-0000

Buyer: [Redacted]

Dear Closing Agent:

We are writing to let you know that we have preliminarily approved the sales contract for the Property referenced above for \$433,250.00, between the Seller and the Buyer. **Please be advised this is not the final approval for the sale.**

Next steps

1. **Once the final HUD-1 is approved, follow our closing instructions included in the HUD-1 approval mailing. Then you may conduct the closing.** All other lien holders shall agree to release their lien on or before the date of closing. Please be aware that if the sale on the property moves forward as outlined, our acceptance of this sale will be reported to the various credit reporting agencies. Chase cannot determine what impact the sale will have on the seller's credit rating. It may have a negative impact.

Reducing any amount owed, as well as any payments made to the seller under this program, may be reported to the IRS and may have tax implications. The seller should consult a tax advisor to discuss those implications.

2. **The closing must occur on or before July 26, 2013. Because this approval is based on figures good through this date, please notify us** if the closing is postponed. Additionally, if any variances occur in the approved transaction, we must be contacted to approve the changes in writing. Chase is under no obligation to approve the changes and if Chase does not approve changes, the sale may be cancelled.

If the closing date is extended, interest per diem may be assessed (at a rate of \$21.28 per day).

3. **Fax the final proposed HUD-1 Settlement Statement to 866-837-2043 for final approval no later than 72 hours before the closing date.**

1. Chase shall not accept less than the minimum net proceeds to be received. The Seller shall be responsible for any additional costs, which may cause the true net amount to be less than the net amount stated.
2. The Seller will receive \$3,000.00 as an incentive from this transaction. The incentive funds should be shown as a separate line item on the final HUD-1 Settlement Statement and will be paid at closing.

If there is any positive escrow balance, it will not be refunded to the Seller. Once the sale closes, we will apply any and all escrow funds to the account to offset the investor's loss.

3. **As stated above, the final proposed HUD-1 Settlement Statement must be faxed to 866-837-2043 for final approval no later than 72 hours before the closing date or Chase may cancel its approval of the sale. Once the closing statement is received and approved, closing instructions will be sent to the closer.**
4. All prorations are to be figured to the date of closing and are considered final. Tax prorations are to be based on not more than 100% of actual taxes due and payable.
5. Chase requires that full disclosure, including all details of the transaction, be made on the part of both the Buyer and the Seller on the HUD-1 form. If Chase finds that full disclosure was not made at the time of this approval, the approval becomes null and void.
6. If the title to the Property is transferred, in whole or in part, prior to the close of escrow, Chase will cancel this approval without further notice.
7. No substitution of the Seller or Buyer can be made prior to the close of escrow, or Chase will cancel this approval without further notice.
8. If a bankruptcy is filed by the Seller, the terms and conditions of this letter will become invalid.
9. **This conditional approval supersedes all other agreements and applies only to the loan referenced above. Any additional loans/liens from the Seller or any other party in favor of Chase or any affiliated entity, whether on this Property or otherwise, are excluded from the terms of this letter.**

Chase agrees to release its security interests in the above collateral upon receipt of \$381,820.00 in U.S. certified funds. This amount is for the release of security interest only and will also be contingent upon the closing instructions being followed in their entirety. Any deficiency balance remaining on the loan secured by the property referenced above will be waived.

The expected Seller closing costs and the minimum amount of proceeds Chase will receive are detailed below.

Expected Seller Closing Costs	
Realtor Commission	\$25,995.00
Tax Stamps	\$7,717.00
Taxes	\$6,218.00
Junior Lien Payoff	\$6,000.00
Closing Fee	\$1,000.00
Title Insurance	\$1,500.00
Re-location Fee	\$3,000.00
Total Seller Closing Costs	\$51,430.00

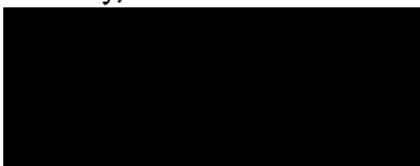
Minimum Net Proceeds to Lender	
Sales Price	\$433,250.00
- Seller Closing Costs	(\$51,430.00)
Total Minimum Net Proceeds to Be Received by the Lender	\$381,820.00

Under no circumstances will Chase accept less than the minimum net proceeds to be received, and we may require additional funds if actual costs are more than those provided by the escrow company.

If the final closing instructions are not followed in their entirety, the lien will not be satisfied, and the proceeds check will be returned.

If you have questions, please call us at one of the telephone numbers listed below.

Sincerely,



Chase
866-222-5920 Ext. [REDACTED]
800-582-0542 TTY
866-837-2043 Fax
www.chase.com

**Your dedicated Customer
Assistance Specialist is:**

[REDACTED]
Direct phone number:
855-217-8966 ext. [REDACTED]

Enclosure

- Affidavit of "Arm's Length Transaction"

NOTICES APPLICABLE TO THE BORROWER(S)

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 CR5671 CR6402
LM412

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

Pursuant to a residential purchase agreement (the "Agreement"), the parties identified below as the "Seller" and the "Buyer," respectively, are involved in a real estate transaction, ratified on loan number [REDACTED] commonly known as [REDACTED] Kent, WA 98042-0000 (the "Property"), will be sold by the Seller to the Buyer.

Chase (the "Lender and/or Servicer") owns or is the authorized servicer of a deed of trust or mortgage against the Property. In order to complete the sale of the Property, the Seller and the Buyer have jointly asked the Lender and/or Servicer to discount the total amount owed on the Loan secured by the deed of trust or mortgage. The Lender and/or Servicer, in consideration of the representations made below by the Seller, the Buyer, and their respective agents, agrees to accept less than the amount owed to resolve its loan (pursuant to a separate Agreement between the Lender and/or Servicer and the Seller) on the express condition that the Seller, the Buyer, and their respective agents (including, without limitation, real estate agents, escrow agents, and title agents) each truthfully represents, affirms, and states that, to the best of each signatory's knowledge and belief:

- 1) The sale of the Property is an "arm's length" transaction between parties who are unrelated and unaffiliated by family, marriage, or commercial enterprise.
- 2) There are no agreements, understandings or contracts relating to the current sale or subsequent sale of the Property that have not been disclosed to the Lender and/or Servicer.
- 3) There are no agreements, understandings or contracts between the parties that the Seller(s) will remain in the Property as a tenant or later obtain title or ownership of the Property, except to the extent that the Seller(s) is permitted to remain as a tenant on the Property for a short term, as is common and customary in the market but no longer than 90 days, in order to facilitate relocation.
- 4) The buyer cannot resell the property within 30 days of the short sale settlement date. The buyer also, cannot resell the property for greater than 120% of the short sale price within 90 days of the short sale settlement date.
- 5) Neither the Seller(s) nor the Buyer(s) will receive any funds or commission from the sale of the Property. The Seller(s) may receive a payment or incentive if it is offered by the Lender and/or Servicer. Any incentive payments will be paid at the time of closing and will be reflected on the HUD-1 Settlement Statement.
- 6) All amounts to be paid to any party, including holders of other liens on the Property, in connection with the short payoff transaction have been disclosed to and approved by the Lender and/or Servicer and will be reflected on the HUD-1 Settlement Statement.
- 7) All Chase 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.
- 8) Each signatory understands, agrees and intends that the Lender and/or Servicer are relying upon the statements made in the affidavit as consideration for the reduction of the payoff amount of the Property and agreement to the sale of the Property.
- 9) A signatory who makes a negligent or intentional misrepresentation agrees to indemnify the Lender and/or Servicer for any and all loss resulting for the misrepresentation, including, but not limited to, repayment of the amount of the reduced payoff of the Property.
- 10) Each signatory understands that a misrepresentation may subject the party making the misrepresentation to civil and/or criminal liability.
- 11) The certification will survive the closing of the transaction.

I/We declare under penalty of perjury under the laws of the state of WA that all statements made in this Affidavit are true and correct.

Additionally, I/we fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly and willfully make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

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

(Print Name)

(Print Company)

(Signature and Date)

Closing Agent/Attorney

(Print Name)

(Print Company)

(Signature and Date)

Seller's Agent

(Print Name)

(Print Company)

(Signature and Date)

Closing Agent/Attorney

(Print Name)

(Print Company)

(Signature and Date)

Transaction Facilitator if Applicable

(Print Name)

(Print Company)

(Signature and Date)

This document must be faxed to the number below.

Fax: 866-837-2043