



Home Preservation Team
 Mac X2303-01N
 One Home Campus
 Des Moines, IA 50328

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

June 19, 2013

SEATTLE WA 98102-3096

RE: **Short Sale Approval**

Account #:

Property:

Buyer(s):

BAINBRIDGE ISLAND WA 98110

Dear Borrower(s):

This Short Sale Approval Letter serves to confirm that Wells Fargo Bank, N.A. (Wells Fargo) has approved your request for a short sale of the above-referenced Property, and is an agreement between you and Wells Fargo as to the terms of the short sale of the Property referenced below.

Wells Fargo must receive written acceptance of this Short Sale Approval by you on or before July 19, 2013. To accept, you must sign, date and return the original of this Approval Letter, along with the enclosed Lender's Terms and Conditions for Approval Consideration (Lender's Terms and Conditions), signed and dated by all parties to the short sale indicated on the Lender's Terms and Conditions. The original signed and dated Short Sale Approval Letter and Lender's Terms and Conditions must be returned to Wells Fargo in the enclosed envelope. You acknowledge that the terms, conditions and representations set forth in the Lender's Terms and Conditions are incorporated in and made a part of this Short Sale Approval Letter by this reference. If the original, signed and dated Short Sale Approval Letter and Lender's Terms and Conditions are not received by July 19, 2013 or are altered in any manner, the approval becomes null and void. Any requested changes to the stated terms and condition in the Short Sale Approval Letter or Lender's Terms and Conditions must be requested in writing by you, and/or our legal representative and approved in writing by Wells Fargo.

The APPROVAL TERMS AND CONDITIONS are:

- 1) This is specific to your above-referenced Wells Fargo Home Equity Account. Separate approval is required for all other liens including Wells Fargo liens securing other accounts owned or serviced by Wells Fargo or its affiliates.
- 2) The closing (settlement date) and funding to be no later than July 19, 2013.
- 3) The borrower(s) is to net \$0.00 (zero) from the sale.
- 4) The real estate agents' commissions to be withheld from the net proceeds check are \$12,420.00 (6.00000% of the contract sales price).
- 5) The amount paid to Wells Fargo must be \$6,000.00 (Net to Wells Fargo), or greater. In addition to the Net to Wells Fargo, Wells Fargo is entitled to all proceeds from the sale except those necessary to pay off any senior liens, amounts set forth above, and customary seller's closing costs
- 6) The property must be sold "as is" for purchase price of \$207,000.00
- 7) The sale must be an "arm's length transaction." This means the parties to the transaction (buyer, seller, and their respective agents) cannot have a close personal or business relationship. Also, the Buyer and Seller, and/or any agent of the Buyer or Seller, cannot knowingly misrepresent the fair market value of the property during this sale/purchase of the property Any knowing violation of the arm's length transaction requirement or misrepresentation of the fair market value may cause this approval to be void and Wells Fargo may pursue available remedies at law.
- 8) Borrower(s) cash contribution at closing is: \$0.00

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Account # [REDACTED]

June 19, 2013

9) Wells Fargo's actual payoff due through July 19, 2013 (after the date of closing) is estimated at \$39925.12. The payoff includes: unpaid principal balances, accrued interest, late charges, negative escrow reserve, and delinquency or other collection related charges and expenses. The shortfall amount (outstanding loan balance including additional charges, less net sale proceeds paid to Wells Fargo), estimated \$33,925.12 is forgiven. Wells Fargo complies with IRS requirements regarding reporting cancellation of debt. Please seek tax or legal advice if you have questions regarding the possible tax consequences to a short sale transaction.

- Please take note that Wells Fargo, in releasing its security interest in this owner-occupied real property, waives the right to collect that amount that constitutes full payment of the secured debt. The amount of debt outstanding as of the date of this letter is \$33925.12.

10) Immediately after closing please wire (Net Proceeds) made payable to Wells Fargo Bank, N.A. in an amount not less than \$6,000.00, to:

Wells Fargo Bank, N.A.
San Francisco, CA 94104
Account Number: [REDACTED]
Routing Number: [REDACTED]

And express mail the following to

Wells Fargo Bank, N.A.
Home Preservation Team Support
Mac X2303-01N
One Home Campus
Des Moines, IA 50328

- A copy of the fully executed sales contract with all addenda.
- A copy of the fully executed HUD-1 Settlement statement.

- The Signed and dated Wells Fargo Home Preservation Team Short Sale Final Approval Letter

11.) Immediately after closing, the closing agent/attorney is to fax a copy of the HUD-1, fully executed sales contract with all addenda and signed final approval letter to Wells Fargo at 1-866-834-7648 to the attention of Tod Jarrett.

12.) Upon satisfaction of the above conditions, Wells Fargo will:

- Release its mortgage or deed of trust.
- File a 1099C information return with the IRS if the amount of discharged indebtedness is \$600 or more, pursuant to IRS regulations applicable to discharge of indebtedness. Please consult your tax advisor to determine whether this settlement will constitute income to you and create a subsequent tax obligation.
- Accurately report information about this Account to the credit reporting agencies to which it reports.

13.) If the account that is the subject of this Short Sale Approval Letter is a line of credit account, the right of the borrower(s) to obtain additional credit advances pursuant to the terms of the line of credit agreement is terminated immediately upon the acceptance by the borrower(s) of this Short Sale Approval.

Should any creditor request details regarding the status and payment history of the account, a copy of this letter will be provided. For further assistance, please contact us at the number listed below or by facsimile at 1-866-834-7648.

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Account # [REDACTED]

June 19, 2013

Sincerely,

[REDACTED]
Liquidation Servicing
1-866-623-1022 ext. [REDACTED]

ACCEPTED BY:

x
Borrower 1 [REDACTED] _____ Date

x
Borrower 2 [REDACTED] _____ Date

x
Borrower 3 _____ Date

x
Borrower 4 _____ Date

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of this debt in bankruptcy or are currently in a bankruptcy case, this notice is not intended as an attempt to collect a debt, and however we have a security interest in the property and will only exercise our rights as against the property. Additionally, your decision to discuss mortgage assistance options with Wells Fargo Home Equity is strictly voluntary. You are not obligated to pursue any mortgage assistance options discussed with us. At your request, we will immediately terminate any such discussions should you no longer wish to pursue these options.

With respect to those loans secured by property located in the state of California, the state Rosenthal Fair Debt Collection Practices Act and the Federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work. For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt. Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or www.ftc.gov

Wells Fargo Home Equity is a division of Wells Fargo Bank, N.A. ©2013 Wells Fargo Bank, N.A. All rights reserved. NMLSR ID 399801 Equal Housing Lender

NOTARY INSTRUCTIONS

NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS MAY CAUSE A DELAY IN THE TRANSACTION AND MAY REQUIRE FURTHER FOLLOW UP

Account Number: XXXXXXXXXX

Signature(s)

- Use a black or blue ballpoint pen only.
- All parties must sign using full names, initials and titles (i.e. Jr., Sr., III, Trustee), exactly as printed on each document.
- If using a power of attorney, the signing party must sign the non-present borrower's name and write by the signer's name, Attorney in Fact. The notary must acknowledge in the same manner. Example: John Doe, by Jane Doe, Attorney in Fact

Completion of Notary Section

To ensure proper recording of the Deed of Trust/Mortgage, complete the Notary Section in full:

- If corrections are needed, **Do Not Use White Out**. Line through the error and initial any changes.
- Confirm the State and County where the notarization is completed.
- Date: The date the document was signed/notarized, including full year (i.e., 2010)
- Print the property owner's name exactly as it appears below the signature line, including the middle initial, title (Jr., Sr., III, or Trustee*). *In California, the notary should not include the title, Trustee.
- Include the marital status if required by state law.
- Sign exactly as your name appears on the Notary Stamp/Seal, or the Notary will be null and void.
- Print your full name below your signature or in the space provided.
- If applicable, print your 'title' in the space provided
- Complete the Expiration Date of your Notary Commission. (Make sure to write in the full year, i.e., 2010).
- Ensure seal and / or stamp is used where required.
- All parts of the stamp/seal must be legible. Make sure it is not too light, too dark or smudged in any way.
- Do not place the stamp/seal outside of the margins on the document.
- Do not place the stamp/seal over any verbiage or signatures on the document.
- The Deed of Trust/Mortgage must be signed and notarized on the same day.

Witness Signatures

- Type or Print the full names of the witnesses below the signature lines.

All-Purpose Acknowledgment

- If more than one notary is needed, the second notary must use an All Purpose Acknowledgment Page.
- If you have any questions, please do not hesitate to contact us at 1-866-623-1022.

Thank you for assisting our mutual client with this transaction.

For an Individual Acting In His/Her Own Right

State of _____

County of _____

I, a Notary Public of the County of _____, State of _____, do hereby certify that

_____ personally appeared before me this _____ day of _____, _____, and acknowledged the execution of the foregoing agreement

Witness my hand and official seal

[Notary Seal]

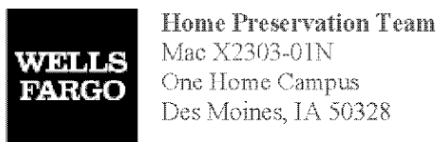
Print Name

Notary Public

My commission expires _____

Serial Number (if any) _____

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Account # [REDACTED]
June 19, 2013



Property: [REDACTED] BAINBRIDGE ISLAND WA 98110

**Notice to Seller/Seller's agent: Please provide a copy of this document to Buyer/Buyer's Agent
Lender's Terms and Conditions for Approval Consideration**

Wells Fargo is committed to thoroughly reviewing the borrower's request for a short sale transaction. However, Wells Fargo is under no obligation to approve a short sale. The following serves as final confirmation by the parties involved of compliance with the Lender's Terms and Conditions for Approval Consideration.

Under penalty of perjury, you certify that:

- The Seller is to net \$0.00 (zero) from the sale of the property.
- Property is being sold in an as is condition.
- The Buyer and Seller, and/or any agent of the Buyer or Seller, cannot knowingly transact for the sale/purchase of the property for less than its true fair market value, and shall not transact for the sale/purchase of the property to anyone the Buyer, Seller or their respective agents are related to or have a close personal or business relationship with. In legal language, this must be an arm's length transaction. Any knowing violation of the arm's length transaction requirement without written permission from Wells Fargo may be a violation of federal law.
- The buyer of the property agrees they will not re-sell the home within 90 calendar days of the closing date
- The Seller or Buyer does not have any agreements to receive a portion of the commission or the sales price after closing.
- There are no agreements or understandings between the Seller and the Buyer that the Seller will remain in the property as a tenant or later obtain title or ownership of the property.
- There are no other contracts, agreements, or offers known to any of the parties involved relating to the sale or subsequent sale of the property at a higher sales price that have not been disclosed to the Lender.
- The value of the Property has not been misrepresented to the Lender, servicer and / or third parties.
- Any contributions to the sale from any parties involved, including contributions paid outside of closing, have been disclosed on the HUD-1 Settlement Statement.

Please be advised that failure to comply with any of the above conditions or the discovery of acts of misrepresentation related to this transaction may result in the servicer pursuing any and all available legal remedies.

Signers confirm that they have fully read and reviewed the statements above and that all statements above are true and correct.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Listing Agent/Broker Signature: _____ Date: _____

Buyer's Agent/Broker Signature: _____ Date: _____

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Account #



June 19, 2013



Wells Fargo Bank, N.A.
1 Home Campus
X2303-01N
Des Moines, IA 50328-0001

June 19, 2013

Incoming Wire Instructions

Wells Fargo Bank, N.A.
San Francisco, CA 94104

ABA Number - [REDACTED]
Account Number - [REDACTED]

To ensure proper handling of funds, and in order to provide you with the best possible customer service, please include:

Your Full Account Number [REDACTED]
A Phone Number Where You Can Be Reached

If you are unable to wire the funds please express mail certified funds to:

Wells Fargo Bank, N.A.
Home Preservation Team Support
Mac X2303-01N
One Home Campus
Des Moines, IA 50328

If you have any questions regarding this wire transfer, contact me at 1-866-623-1022 ext. [REDACTED]

Thank You,
[REDACTED]