



PO Box 205  
Waterloo, IA 50704-0205

September 12, 2013

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

**Can Help You Short Sale Your Property**

**<http://SeattleShortSales.com>**

**1-800-603-3525**

[Redacted]

RE: Account Number: [Redacted]  
Property Address: [Redacted]

Dear [Redacted] and [Redacted]

This letter confirms our acceptance of the short payoff on the above referenced property generated by the \$159,900.00 'as is condition' purchase offer by [Redacted] and [Redacted]. This agreement is subject to the following:

- **Net proceeds to be no less than \$144,099.78**
- Seller to net zero.
- **Ocwen Loan Servicing, LLC, as loan servicer for this loan and in agreeing to the short payoff described herein, shall be entitled to the proceeds from any accruing claim, whether filed or not and from any source whatever, arising from the real property described in the mortgage and measured from the date of the mortgage to the date the property is deeded to a third party. This includes but is not limited to casualty insurance proceeds, eminent domain, mineral, gas or oil rights and similar real property benefits. This condition is in consideration for Ocwen Loan Servicing, LLC accepting the short payoff and preempts any provision of the mortgage or note which may be interpreted to the contrary.**
- **If we receive additional information on the account that would affect our original decision, we reserve the right to withdraw the approval for the acceptance of a short payoff.**
- This transaction may not involve a third party who receives a deed prior to this closing or after this closing and before recording of the deed to the purchaser.

**\*PROCEEDS IN CERTIFIED FUNDS MUST BE WIRED TO:**

JP Morgan Chase Bank, N.A.  
ABA Routing Number [Redacted]  
Account [Redacted] 1

Beneficiary: Ocwen Loan Servicing, LLC

Wire transfers must:

- Be identified by a loan number.
- Be identified by the mortgagor's name.
- Include the payment amount plus an additional \$5 wire fee.
- Be accompanied by a fax to the Payment Processing department at (866) 340-7535 listing multiple account numbers if multiple accounts are being paid with the wire.
- HUD-1 Settlement Statement MUST be faxed 48 hours before closing for approval. Please fax a copy to [Redacted] at [Redacted] 5 AND to our general fax number, (866) 709-4744.

- The following closing costs have been approved and should not exceed the given amount:

County Taxes	\$950.00	
Settlement Fee	\$1,000.00	
Doc Prep	\$100.00	
Title Insurance	\$1,125.00	
Recording Fee	\$180.00	
County Transfer Tax	\$2,851.22	
Listing Broker Commission	\$4,797.00	Payable to: [REDACTED]
Selling Broker Commission	\$4,797.00	Payable to: [REDACTED]

- We will prepare a release of lien and send to the title company for recording.
- Escrow to close on or before October 18, 2013
- All escrow surplus and credits MUST be added to the net proceeds.
- The HUD 1 Settlement Statement must be signed by buyers, sellers and settlement agent.
- **Copy of proceed check and HUD1 settlement statement must be FAXED to [REDACTED] at [REDACTED] 5 AND to our general fax number, (866) 709-4744, within 24 hours. Any delay in the receipt of the documents will result in \$100.00 fee per day along with the per diem interest of \$16.03 each day and any extension of the closing date will require prior approval.**

**If any of the above demands are not met the Net Proceeds will not be accepted and the satisfaction will be delayed at your expense.**

Upon successful completion of the short sale, a release of the lien will be prepared and sent to the appropriate government office for recording. Please note that the release of the lien will not be sent out until the above proceeds are received.

A short sale will result in some portion of the outstanding balance and/or unpaid interest on your loan to be forgiven. This may have tax consequences to you and we encourage you to contact a tax professional to discuss any questions you may have. Upon completion of the short sale, and when we next report the terms and status of your loan to the credit bureaus, we will report that your loan is paid and settled for less than the total amount due.

If you have any questions feel free to contact me directly at 214-874-2567. If you are unable to reach me directly, please contact our Contact Center at (877) 521-3698 between the hours of 7:00a.m. and 7:00p.m. Monday through Thursday central time, 7:00a.m. to 6:00p.m. central time Friday.

Sincerely,

[REDACTED]  
Loss Mitigation Department  
MORTGAGE INVESTORS CORPORATION

Attachments