



Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

September 06, 2013

<http://SeattleShortSales.com>

1-800-603-3525

Re: Our Account Number: [REDACTED]

Property Address: [REDACTED]

MOUNTLAKE TERRACE, WA 98043

Settlement in Full

Dear [REDACTED]

The current payoff on your above-referenced account is **\$281,322.40**.¹ Please be advised that Green Tree Servicing LLC² ("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 **9/25/2013**.
3. Gross contract sales price is **\$300,000.00**.
4. Green Tree will accept and consider payment in the amount of **\$263,390.00** on the account as a settlement in full.
5. Maximum net sales proceeds to the 2nd lien of **\$6,000.00**.
6. Maximum commissions to agent of **\$18,000.00**.
7. Maximum closing costs **\$12,610.00** which excludes: third party short sale negotiation fees, third party short sale processing fees, escrow pad, pest inspections, home warranties, and water, sewer or utility fees. This amount includes **\$3,000.00** in relocation assistance to the borrower at closing.
8. Send separate wires for each loan if there are multiple loans to Green Tree.
9. Parties other than Green Tree must absorb (pay) any additional unapproved closing costs.
10. Please email the certified final HUD, short sale affidavit and wire confirmation within 12 hours of closing to [REDACTED]

Any funds in your escrow account will be applied to your remaining loan 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 9/25/2013.

If this offer is based upon a cash settlement, please assure good funds are received by Green Tree by 9/25/2013. 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 loan. 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, 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.

¹ 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.

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

A copy of the final HUD-1 or settlement statement, Short Sale Affidavit and tracking information must be faxed to me at the time of closing to 1-855-854-5146.³

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 loan paid in full. We will report your loan to the major consumer reporting agencies as "[a]ccount paid in full for less than the full balance."⁴ In addition, we are required by law to report the amount of the debt that is forgiven to the Internal Revenue Service (IRS).

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than \$360,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

If you have any questions, please call me at 1-877-816-9125. Thank you for your assistance.

Sincerely,

[REDACTED]

Green Tree
1-800-643-0202
Monday - Friday, 7:00 a.m. - 8:00 p.m. Central Time or on Saturday, 7:00 a.m. - 1:00 p.m. Central Time

Enclosures: Short Sale Affidavit

cc: 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.

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

⁴ This description may vary by consumer reporting agency.