

MAR. 1. 2011 11:37PM

FEB. 18. 2011 8:14PM

NO. 9195 P. 1

NO. 8656 P. 1



Wells Fargo Home Mortgage
MAC x7801-01k
3476 Stateview Blvd
Fort Mill, SC 29715

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

February 18, 2011

<http://SeattleShortSales.com>

[Redacted]
Snoqualmie WA 98065

1-800-603-3525

Dear [Redacted]

RE: Demand Statement for Loan [Redacted] Client 708
Projected Settlement Date 04/16/11
Property Address [Redacted]
Issaquah WA 98029

Wells Fargo Bank, N A approves the sale of the above referenced property This sale will result in a short payoff of the mortgage, and the mortgagor(s) acknowledge they waive any and all rights to any escrow balance, insurance proceeds or refunds from prepaid expenses. Neither the mortgagor nor any other party may receive any sale proceeds or any funds as a result of this transaction except as noted in this Demand Statement. As agreed, when we receive the sale proceeds and all required documentation, we will notify the credit bureau to reflect "agreed settlement short of full payment" which would appear on the credit report within 60-90 days from the sale date and within 60-90 days from the date of notification and waive any deficiency rights, if applicable.

Sale approval details

This approval is based on the purchase contract dated 12/30/10 between [Redacted], the seller(s), and [Redacted], the buyer(s), for a purchase price of \$ 265,000.00. The terms of our approval and instruction to the Settlement Agent are as follows:

- 1. The required payoff is \$ 227,823.61, scheduled for settlement on or before 04/16/11. Your contribution and settlement costs for this transaction are:

Mortgagor contribution:
Cash at Closing: 0.00
Promissory Note: 0.00

Approved Seller Closing Costs:

Real Estate Commission:	15,900.00
County Taxes	794.39
2nd Lien Payoff	3,000.00
Seller Concessions	7,800.00
Excise Tax to King C	4,722.00
Settlement or Closin	985.00
Attorney's Fees	2,850.00
Title Insurance	1,125.00

LW100/GPO/pg. 1

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RE: Loan Number [REDACTED]

Approved seller concession to buyer's closing costs:
Itemization of concession:

2. Within two (2) business days of receiving this Demand Statement, you must notify us of the name, address, and telephone number of the Settlement Agent. Both the Realtor and Settlement Agent must be provided a copy of this Demand Statement.
3. The Settlement Agent must contact us 48 hours before the scheduled settlement date and provide a copy of the final estimated HUD-1 Settlement Statement. The Settlement Agent must provide the information required on the enclosed title worksheet as well as the fully executed HUD Closing worksheet, for FHA loans. If settlement is delayed and/or rescinded, we must be notified immediately to review the request and provide written approval, if granted per investor or mortgage insurance guidelines. We reserve the right to assess a per diem interest from the original settlement date until the actual settlement date.
4. All parties understand and acknowledge the purchase contract may not be amended without our prior written approval. The property is sold "as is", the purchaser is not related to the seller, and any relationship between a participating Broker/Realtor has been disclosed prior to issuing this Demand Statement. It is further understood this transaction may not involve any third party who received a deed from mortgagor at, prior to, or after settlement, and the purchase contract may not be assigned.
5. The Settlement Agent is instructed to immediately wire all approved short sale proceeds to the following wire instructions as follows:

Wells Fargo Bank, N A
Account No.: [REDACTED]
ABA No.: [REDACTED]
Special Information for Beneficiary:
Apply Funds to loan: [REDACTED]
Mortgagor: [REDACTED]
From: Sender's Name and phone number
* If this information is not provided the wire will be rejected.

The original executed Promissory Note, if applicable, delivered to us by the next business day immediately following settlement to:
Wells Fargo Home Mortgage
Attn: Liquidations
X2302-044
One Home Campus
Des Moines, IA 50328

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3476 Stateview Blvd
Fort Mill, SC 29715

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RE: Loan Number [REDACTED]

Failure to comply with any of these requirements will result in the transaction re-closing. Once certified funds are received and approval is final, a document releasing the mortgage will be sent to record this decision. If the property was in foreclosure, that action will stop when the terms of the approval are met.

Contact Us with Questions

Thank you for your courtesy and cooperation. If you have questions or need additional information, please call us at (866) 903-1053, Monday through Friday, 8 AM to 8 PM, Central Time.

Sincerely,

[REDACTED]
Mortgage Loan Adjustor
Loss Mit Liquidation

LF

We are required by the Fair Debt Collection Practices Act to inform you that if your loan is currently delinquent or in default, as your loan servicer, we will be attempting to collect a debt, and any information obtained will be used for that purpose. However, if you have received a discharge, and the loan was not reaffirmed in the bankruptcy case, we will only exercise our right as against the property and are not attempting any act to collect the discharge debt from you personally.

With respect to those loans 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.

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Wells Fargo Home Mortgage
MAC x7801-01k
3476 StateVlow Blvd
Fort Mill, SC 29715

PLEASE RESPOND WITHIN 48 HOURS

Date	February 18, 2011	Loan No.	[REDACTED]
To	[REDACTED]	From	[REDACTED]
Phone	[REDACTED]	Phone	(800) 416-1472
Fax	() -	Fax	(866) 359-7363

The Following Recording Information is Needed to Prepare the Release

Date Recorded . _____

Book/Page/Ins. Number _____

County _____

Original Beneficiary _____

Current Beneficiary _____

Trustee _____

Legal Description
(if applicable) _____

Assignments
(if applicable) _____

Send for Recording to:

____ Agent Name _____

____ Address _____

____ Phone _____

____ Fax _____

____ Courthouse _____

LC172/GP0

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Please Read Carefully and Follow the Instructions for Short Sale Closing

For any and all closing questions or concerns, please contact _____ at
_____ or email at _____@wellsfargo.com

****In addition to the instructions contained on the Approval Letter, the following instructions MUST be followed or the short sale will be subject to denial and proceeds will be returned****

- 1) The Preclosing HUD must be sent in for review 48 hours prior to closing. You can not close until your Pre-Closing HUD has been approved. INSTRUCTIONS: Email the Pre-closing HUD to the following email address: LiquidationClosing@wellsfargo.com
- 2) If the investor or mortgage insurance company requires a Promissory Note, we must have the Promissory Note, with original signatures by the next business day following settlement. If the Promissory note has been sent to the MI Company or Investor, you must send a tracking number, delivery / signature confirmation.
- 3) Approvals are non-transferrable ~ the approvals are valid only for the buyer(s) stated on the approval letter and must match the buyer(s) stated on the purchase contract and final HUD-1 statement. Please notify me immediately if any party is added or removed from the purchase contract. The signatures on the purchase contract must match the signatures on the HUD-1 statement.
- 4) Proceeds must be received in the form of an OFFICIAL BANK (CASHIERS CHECK) or wire. If proceeds are not submitted via a cashiers check or wire, the proceeds will be returned.
 - ◆ Wells Fargo will not accept attorney, title company, settlement agent or agency checks for short sale transactions.
 - ◆ Proceeds can not be less than the amount stated on the approval letter.
 - ◆ **Check instructions:** Overnight Checks and Closing Documents to:
Wells Fargo Home Mortgage
Attn: Liquidations
X2302-044
One Home Campus
Des Moines IA 50328
 - ◆ **Wire instructions:** Please ensure all information is included otherwise the wire could be rejected. Overnight all closing documents to the address above:

Wells Fargo Bank, N.A.
Beneficiary Bank ABA: XXXXXXXXXX
Beneficiary Bank Acct: XXXXXXXXXX
Special Information for Beneficiary:
Apply funds to: client# _____ loan# _____
Mortgagor: _____
Sender's Name and Phone Number
- 5) If you have a Junior lien(s) and have not received short sale approval from the junior lien holder, STOP! This short sale cannot be accepted until junior lien holder approval has been obtained by you and notice has been provided to Wells Fargo.
 - ◆ The junior lien payoff should be equal to or less than the amount listed on the demand statement. Any changes in the junior lien amount require investor approval and will extend the closing timellnes.

- 6) Any and all fees are approved by the investor (the owner or your loan). The fees on the HUD-1 statement must match the approval letter. Any changes in fees will require approval by the investor, servicer or mortgage insurance company, if applicable. This includes decreased or increased tax amounts, HOA fees, etc.
- 7) Commissions are to be paid as stated in the approval letter. Any administrative or processing fees are not allowed.
- 8) If a **Power of Attorney or Attorney-In-Fact** signs any documents at closing a copy of the Power of Attorney must be provided and must be notarized and witnessed, regardless of state law. Please make sure all required areas are signed for each seller(s) / buyer(s).
- 9) If the buyer(s) is a Limited Liability Company, a copy of the Articles of Organization must be sent.

The following documents must be submitted to liquidationclosing@wellsfargo.com IMMEDIATELY upon closing

- A) A certified copy of the signed and dated final HUD-1 statement, stamped true and certified;
- B) A copy of the **Cashiers Check or wire confirmation** for proceeds;
- C) An executed original lien release form (page 3 of the approval letter);
- D) If applicable, a copy of the Power of Attorney, notarized and witnessed;
- E) If the buyer(s) is a Limited Liability Company, a copy of the Articles of Organization; and
- F) Trust documents, if applicable.
- G) Original, signed Promissory Note (if Applicable) must be in house by the next business day following settlement.

All documents must be emailed to the closer stated at the beginning of the letter AND sent via overnight mail upon closing as instructed in the approval letter to the address below

Wells Fargo Home Mortgage
Attn: Liquidations
X2302-044
One Home Campus
Des Moines IA 50326