

Learn How Seattle Short Sales, Inc.



8100 Nations Way
Jacksonville, FL 32256

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

February 25, 2011

[REDACTED]
RENTON WA 98058

RE: Loan No: [REDACTED]

Property address: [REDACTED]
RENTON WA 98058

Dear [REDACTED]

This letter serves as our approval of the Pre-foreclosure Sale with regards to the above referenced property. Our approval is based on the contract of sale between [REDACTED] and [REDACTED] dated 02/14/2011. Ever Home Mortgage Company acknowledges this loan will close for less than the actual payoff amount of the mortgage. However it is contingent upon the following conditions:

- Sales price is **\$295,000.00**, if closing does not occur by the specified date, an extension must be approved and per diem interest may be required.
- Net sales proceeds to be no less than **\$253,360.00**, payable to EverHome Mortgage Company.
- Seller waives all rights to any escrowed funds, or prepaid refunds.
- Any overages/tax credits must increase the net sales proceeds.
- Closing to occur on or before **03/24/2011**. Additional time will require Investor approval.
- **The wire, this signed approval letter, Promissory Note (if applicable) and the original executed HUD-1 Settlement Statement must be received within 24 hours of closing. A copy must be emailed at time of closing.**
- HUD-1 must be emailed to this office for final review and approval at least **48 hours** prior to closing. Any adjustments to the net sales proceeds will be made at that time. Failure to obtain final review and approval of the HUD-1 settlement statement could result in the denial and return of the proceeds wire.
- **This property is in active Foreclosure. The Foreclosure sale date is 03/25/2011. The closing must occur prior to the sale date; scheduled foreclosure sales cannot be postponed. Proceeds must be received by Everhome prior to the foreclosure sale.**
- Property is being sold in "as-is" condition.
- No other modifications or sales will be permitted without prior written approval by EverHome Mortgage Company.

BELL

- The allowable closing costs **\$17,940.00** and commissions should not exceed **\$17,700.00** seller/buyer(s). Should closing cost exceed the above approved amount additional approvals will be required. **Please see attached approved closing costs.**
- The total amount to be paid to the 2nd Lien Holder is: **\$6,000**. This approval is contingent upon the 2nd lien holder approving the settlement to release the 2nd lien.
- The Mortgagor is required to make a cash contribution in certified funds only in the amount of \$0.00.
- Please provide a copy of the letter to the closing agent as it will serve as approval for our demand/pay off statement.
- Upon receipt of the net sales proceeds, signed approval letter and executed copy of the HUD-1 Settlement Statement, and Promissory Note (if applicable), EverHome Mortgage Company will prepare the release of mortgage and forward to the Closing Agent for recording. ***The cost associated with the recording of the release is the sole responsibility of the Closing agent. Please provide the correct address and responsible person for Everhome Mortgage to send the release to.**
- Should the property be in active Foreclosure, and a sale date has been scheduled the closing must occur prior to the sale date; scheduled foreclosure sales can not be postponed.
- Should the loan be in active foreclosure once the sales proceeds have been received, Everhome Mortgage will notify the foreclosure attorney to release this action.
- By signing this approval letter you are adhering to terms as set forth above.

Wire Instructions:

**Wire funds to: Wachovia Bank, Jacksonville, Florida
(wires only, ABA No. [REDACTED] no deposits) Account No. [REDACTED]
EverHome Mortgage Payment Clearing Account
Reference: #Loan number-Last name**

Should you have any questions concerning this sale, please contact our office immediately at the number below.

Sincerely,

[REDACTED]

Date

Everhome Mortgage
(866) 653-8022 ex [REDACTED]
[REDACTED]@everhomemortgage.com
cc: R.E Agent

Overnight closing packages to:

**EverHome Mortgage Company
Attn: Deborah Hayes/HomeOwners Solution Group
8100 Nations Way
Jacksonville, Florida 32256**

