

CENTRAL MORTGAGE COMPANY

www.CentralMortgageOnline.com

March 24, 2011

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

██████████ - McGrath Escrow
Email / Fax ██████████@mcgrathescrow.com

<http://SeattleShortSales.com>

RE: Loan #: ██████████

Name: ██████████

1-800-603-3525

Property Address: ██, MONROE, WA 98272

██████████ - McGrath Escrow,

Our investor has approved the short sale of \$371,000.00 for the above referenced property for buyer ██████████.

Contingencies for this short sale are as follows;

- Neither the borrower(s) nor any other party is to receive any money from the proceeds of the sale other than the authorized closing costs listed below. The borrower(s) must agree to forfeit their rights to escrowed funds, insurance proceeds or refunds from pre-paid expenses.
- The net sale proceeds **MUST** be received in this office within 24 hours of closing in order to remain in compliance with investor's instructions. Here is the breakdown of the short sale:

Gross Sales Price	\$371,000.00
Brokers Commissions	\$22,260.00
Payoff to the Second	\$2,500.00
Closing Costs	\$11,102.90
Seller Paid Buyer Closing Costs	(-) \$11,130.00
	\$324,007.10
Credit	(+) \$1,000.00
Net Proceeds to Central Mortgage	\$325,007.10

- WE MUST RECEIVE A COPY OF THE EXECUTED HUD-1 SETTLEMENT STATEMENT,** the original signed Promissory Note (if applicable), and the proceeds from the sale by the end of business **April 29, 2011** additionally please provide the final HUD 1 to me for review at least 48 hours prior to closing. In exchange for the amount of **\$325,007.10** we agree to issue a Satisfaction of the Mortgage dated **November 20, 2006** in the amount of **\$416,459.00**.

SETTLEMENT AGENT TO FORWARD ANY AND ALL FUNDS HELD BY SETTLEMENT AGENT OR TITLE COMPANY AT CLOSING, THAT ARE LATER FOUND TO BE REFUNDABLE FOR ANY AND ALL REASONS AS VERIFICATION OF TAXES PAID, PADDING FOR INCIDENTALS, REPAIR INVOICES OR BILLS THAT ARE NOT PAYABLE, ETC.

YOU MAY NOT INCREASE FEES FROM THE APPROVED HUD TO ABSORB OVERAGES.

HERE ARE UPDATED WIRING INSTRUCTIONS FOR YOUR CONVENIENCE

BANK NAME: ARVEST BANK
ACCOUNT NAME CENTRAL MORTGAGE COMPANY
LITTLE ROCK, AR

Routing Number is: [REDACTED]

Account Number is: [REDACTED]

ATTN: CASHIERING DEPARTMENT

REF: [REDACTED]

[REDACTED]
MONROE, WA 98272

For overnight delivery of funds and/or documents, please forward to the following address:

Central Mortgage Company
Attn: Loss Mitigation, [REDACTED]
801 John Barrow, Suite 1
Little Rock, AR 72205

Sincerely,

[REDACTED]

Homeowners Assistance Specialist
Phone # 800-366-2132 ext. [REDACTED]
Fax # 501-716-5005
Email [REDACTED]@arvest.com

Date: March 23,2011

To: CENTRAL MORTGAGE COMPANY
Attn: [REDACTED]
801 JOHN BARROW RD #1
LITTLE ROCK, AR 72205

Re: Pay Off Approval Attachment

Servicer Loan No. [REDACTED]
Borrower(s) Name [REDACTED]
Property Address [REDACTED]
MONROE, WA 982720000

MAXIMUM SELLER'S CLOSING COST:

Pest Inspection:	\$0.00
City/Town Taxes:	\$0.00
County Taxes:	\$1,600.67
Assessments:	\$0.00
Other Tax Advanced1:	\$0.00
Other Tax Advanced2:	\$0.00
Other Tax Advanced3:	\$0.00
Other Tax Advanced4:	\$0.00
Commission Paid at Settlement:	\$11,130.00
Commission Paid at Settlement:	\$11,130.00
Appraisal Fee:	\$0.00
Credit Report:	\$0.00
Loan Origination fee:	\$0.00
Loan Discount:	\$0.00
Payoff of Second Mortgage Lien:	\$2,500.00
Tax Service Contract:	\$0.00
Funding Fee(FHA/VA):	\$0.00
Processing Fee:	\$0.00
Misc FHA/VA Fees:	\$0.00
Desc Other Fee 1:	\$0.00
	\$0.00
Survey:	\$0.00
Desc Other Tariff Charge 1:	\$0.00
Desc Other Tariff Charge 2:	\$0.00
Desc Other Required Adv:	\$0.00
Hazard Insurance:	\$0.00
Mortgage Insurance:	\$0.00
TIR:	\$0.00
County Property Taxes:	\$0.00
State Tax/Stamps:	\$0.00
Seller's credit	\$11,130.00
HOA lien	\$1,364.53
Desc Setmt Charge 3:	\$0.00

Desc Setmt Charge 4:	\$0.00
Desc Other Reserve 1:	\$0.00
Desc Other Reserve 2:	\$0.00
Settlement or Closing Fee:	\$1,375.00
Abstract or Title Search:	\$0.00
Title Examination:	\$0.00
Title Insurance Binder:	\$0.00
Document Preparation:	\$0.00
Notary Fees:	\$0.00
Attorney's Fees:	\$0.00
Title Insurance:	\$1,152.90
Reconveyance/Tracking Fee:	\$0.00
Mortgage Insurance:	\$0.00
Hazard Insurance:	\$0.00
Recording Fees:	\$0.00
Wire Transfer Fee:	\$0.00
Excise Tax	\$6,609.80
Desc Title Charge 2:	\$0.00
Desc Title Charge 3:	\$0.00
City/County Tax/Stamps:	\$0.00
Total Maximum Seller's Closing Cost:	\$47,992.90

$$\begin{array}{r}
\$ 371,000.00 \text{ sales price} \\
- 47,992.90 \text{ closing costs (total)} \\
\hline
323,007.10 \\
+ 1,000.00 \text{ credit (contribution)} \\
\hline
\$ 324,007.10 \text{ total net payoff}
\end{array}$$

ADDENDUM TO SHORT SALE AGREEMENT

I, _____, hereby certify that I have reviewed the short sale agreement for loan number _____ and approve thereof by affixing my signature hereto. I further agree, by my signature below, to relinquish my rights to any and all funds held in escrow as of the date said short sale was approved by Central Mortgage Company and/or its investor. I also agree to forfeit my rights to any and all insurance proceeds or refunds from any and all pre-paid expenses received by Central Mortgage Company on or after the aforementioned short sale approval date.

Borrower

Date

Borrower

Date

STATE OF _____

COUNTY OF _____

On this the ____ day of _____, 20____, before me the undersigned Notary Public, personally appeared _____, and _____, satisfactorily proven to be the person(s) whose name(s) is subscribed to the above instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires:
