

Learn How Seattle Short Sales, Inc.



Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Bank of America
1515 W. 14th Street
Tempe, AZ 85281

Bank of Opportunity

To: [REDACTED]

Email: [REDACTED]@seattleshortsales.com

Today's Date: 3/18/2011

Loan Number: [REDACTED]

Property Address: [REDACTED]
Seattle, WA 98106

FHA Case Number: [REDACTED]

This letter is to inform you that the sales contract has been accepted based on the current information our office has received. The next step is to have the "Final HUD-1" approved no more than 5 business days prior to the scheduled closing. Final HUD approval and closing instructions will be provided at that time.

******IF YOU CLOSE WITHOUT FINAL HUD APPROVAL, THE FUNDS WILL BE RETURNED******

- Make sure the buyer's closing instructions have been received by the title company prior to sending any HUD-1. Estimated HUD's will not be reviewed.
- Once the HUD-1 has been approved, we will issue the demand letter, wiring instructions and documents for the Seller to sign at closing. These documents are sent directly to the closing agent ONLY.

****Approved Final HUD-1 and amount of funds received from wire must match****

- E-Mail is the best way to send documents-
- Please be sure to include the homeowner's loan number on all correspondence.-

Thank you,

[REDACTED]

**Sales Contract Review
Pre-foreclosure Sale Program**

**U. S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Approval No.2502-0464
(exp. 07/31/2009)

Public reporting burden for this collection of information is estimated to average 9 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 204 of the National Housing Act authorizes the Secretary to pay an insurance claim that bridges the gap between the fair market value proceeds from the HUD-approved third party sale of a property. The respondent s maybe lenders (mortgagee s), counselors and homeowners who are attempting to sell their properties prior to foreclosure. The Privacy Act of 1974 pledges assurances of confidentiality to respondents. HUD generally discloses this data only in response to a Freedom of Information request.

Mortgagee Contact Person: [REDACTED]	Phone Number: [REDACTED]	Account/Control Number: [REDACTED]	FHA Case Number: [REDACTED]
Homeowner Name(s): [REDACTED]		Property Address: [REDACTED]	
Homeowner Name(s):		Seattle, WA 98106	

Date of Sales Contract: 9/10/2010	Date contract Received by Mortgagee: 3/4/2011	Sales Agent and Firm: Marcia Lehmons	Phone Number: ml@seattleshortsales.com	Sales Commission & Rate Six Percent (6%) 6 11,676.00
Offered By: [REDACTED]		Address:		
Listing Price: \$ 200,000.00	Price Offered: \$ 194,600.00	Appraised Value: \$ 200,000.00	88% of Appraised Value: \$ 176,000.00	Estimated Net Sales Proceeds: \$ 172,000.00

Mortgagee (or HUD) Review of the Sales Contract

The Sales Contract offered by the individuals listed above is:

- Accepted
 Rejected (List reasons below)

This Sales Contract is rejected for the following reason(s):

[REDACTED]

Date: 3/18/2011

Mortgagee Signature and Date

Home Owner Name: [REDACTED]

Loan Number: [REDACTED]

****PLEASE DO NOT MAKE ANY CHANGES TO THE HUD. A CHANGE WILL CAUSE A DELAY AND POSSIBLE CANCELLATION OF CLOSING****

commission 11676
fha incentive 1000
closing cost credit 4500
taxes 455.12
settle fee 750
Excise Tax 3468.88
title policy 750

4,500.00

Please drop me an email if you have any questions,

Thanks & Best Regards,

[REDACTED]

LOAN SERVICE SPECIALIST
FHA Negotiator

Bank of America



Bank of Opportunity™