

**Learn How Seattle Short Sales, Inc.**

**Can Help You Short Sale Your Property**

AMS Servicing, LLC  
3374 Walden Avenue  
Suite 120  
Depew, NY 14043

<http://SeattleShortSales.com>

05-04-11

**1-800-603-3525**

[REDACTED]  
Seattle, WA 98144

Loan Number: [REDACTED]  
Property Address: [REDACTED]  
Seattle WA 98103

This letter will serve to address the recent offer received on the above referenced property. AMS Servicing, LLC is prepared to accept a minimum short sale amount of \$425,000.00 and will release the lien on the subject property if the following conditions are met.

- 1) AMS Servicing receives the minimum net proceeds of \$389,195.00. Proceeds are to be disbursed overnight mail via certified funds or wired as follows;

WIRE INSTRUCTIONS

Beneficiary Bank: Bank of America  
Bank city and state: New York, NY  
Bank ABA: [REDACTED]  
Beneficiary Name: AMS Servicing, LLC  
Beneficiary Account: [REDACTED]  
Account Title: AMS Servicing, LLC Payment Clearing Account

OVERNIGHT MAILING ADDRESS:

AMS Servicing, LLC  
3374 Walden Avenue  
Suite 120  
Depew, New York 14043

- 2) Net proceeds, HUD 1 settlement, and a copy of this signed agreement are due in our office on the next business day after closing.
- 3) Sellers are to net zero. Any additional funds left over will be forwarded to AMS Servicing, LLC in addition to the \$389,195.00.
- 4) Buyer has been pre-approved for applicable financing.
- 5) The agreement is not contingent upon any other terms or conditions that may accompany the pending offer.
- 6) Closing of escrow shall occur on or before June 6, 2011.
- 7) The sale is to be "AS IS" with no alterations, repairs, improvements and/or credits. Buyer to assume all responsibility for work that may be deemed necessary by Buyers investigations and/or reports.

- 8) Per diem interest will be assessed if all requirements are not met.
- 9) AMS Servicing, LLC as servicing agent for Protium MASTER Grantor Trust, Investor/Holder of the mortgage debt in this matter, being authorized to do so, hereby confirms that upon its receipt of the net proceeds from sale as required in this letter, shall deem the Seller's mortgage debt as satisfied and paid in full and that no deficiency claim or judgment of any kind shall be advanced or pursued against the Seller stemming or arising from this transaction.

Please note that the above referenced offer is final. It is agreed that any pending sale agreement is contingent upon our acceptance of the above noted conditions. In addition, charges resulting from your efforts to comply with these conditions will have no impact on the minimum total recovery of \$389,195.00 required by AMS Servicing, LLC.

If you have any questions or concerns please call me at (866)919-5608 or by fax at (516)832-6411. Please note, this is an attempt to collect a debt and any information obtained will be used for that purpose.

Sincerely,

AMS Servicing, LLC  
LM007-020-B1B

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Agreed to by: Date:

\_\_\_\_\_  
Agreed to by: Date: