

Chase
710 South Ash Street, Suite 200
Glendale, CO 80246-1989



October 14, 2011

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Short sale terms and conditions

Account: [REDACTED]

Borrower: [REDACTED] (the "Seller")

Property Address: [REDACTED]
Seattle, WA 98168-0000

Dear [REDACTED]

We have agreed to your request for a short sale, and we will accept a minimum of \$137,806.29 to release the lien and waive the deficiency balance on the loan above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 11/24/2011, after which this offer becomes null and void.

The Seller(s) may receive \$20,000.00 as an incentive from this transaction. The incentive funds should be shown as a separate line item on the final HUD-1 Settlement Statement. Any excess funds at closing will be refunded to us. The real estate broker may receive \$11,100.00 as commission.

This acceptance is only for the contract sale price of \$185,000.00 between [REDACTED] (the "Buyer(s)"), and the Seller.

Reminder: You must submit preliminary HUD documents for final approval no less than 48 hours before the scheduled closing date.

At closing, please fax us a copy of the following signed and executed documents to the fax number below:

- **Certified HUD-1 Settlement Statement**
- **Affidavit of Arm's Length Transaction (enclosed)**
- **Copy of wire transfer confirmation or certified funds check/escrow check**

Fax: (866) 220-4130

We will release the lien(s) after we review these completed documents and receive certified funds.

To accept this offer, please send payment by wire transfer or overnight mail to the address below. Please include your name and account number. **Please call us on the day of closing to give us the details about the delivery of funds.**

Wire Transfer: JPMorgan Chase Bank, N.A.
ABA Number: [REDACTED]
Account Number: [REDACTED]
Account Name: [REDACTED]
Loan Number: [REDACTED]

Overnight Mail: Chase
Attention Short Sales
Mail Code OH4-7142
3415 Vision Drive
Columbus, OH 43219-6009

We report the completion of this transaction to various consumer reporting agencies. Your credit rating may be impacted. Proceeding with this transaction may have implications on your state or federal tax liability; please consult a tax advisor for more information.

If you have questions, please call us at the telephone number listed below.

Sincerely,

[REDACTED]

Chase
(866) 326-0230 Ext. [REDACTED]
(866) 220-4130 Fax
(800) 582-0542 TDD / Text Telephone
www.chase.com

Enclosures

- Borrower Contact Information Update Form
- Affidavit of Arm's Length Transaction
- Fax Cover Sheet

We are a debt collector.

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.

LM855

BORROWER CONTACT INFORMATION UPDATE FORM

Account: [REDACTED]
Borrower(s): [REDACTED]

Property Address: [REDACTED]
Seattle, WA 98168-0000

Name of Borrower(s) Requesting Update: _____

Borrower's New Address: _____

Borrower's New Home Phone Number: _____

Borrower's New Work/Alternate Phone Number: _____

BY SIGNING BELOW,

The borrower(s) agrees to inform JPMorgan Chase Bank, N.A. of any changes in the borrower's current mailing address and phone number.

Borrower 1: _____ Date: _____

Signature: _____

Borrower 2: _____ Date: _____

Signature: _____

As a reminder, please return this completed form by fax to (866) 220-4130.

AFFIDAVIT OF "ARM'S LENGTH TRANSACTION"

Pursuant to a residential purchase agreement (the "Agreement"), the parties identified below as the "Seller" and the "Buyer," respectively, are involved in a real estate transaction whereby the real property commonly known as [REDACTED] SEATTLE, WA, 98168-0000 (the "Property") will be sold by the Seller to the Buyer.

JPMorgan Chase Bank, N.A. (the "Lender") holds a Deed of Trust, Security Deed or Mortgage against the Property. In order to complete the sale of the Property, the Seller and the Buyer have jointly asked the Lender to discount the total amount owed on the loan secured by the Security Instrument (the "Loan"). The Lender, in consideration for the representations made below by the Seller, the Buyer, and their respective agents, agrees to accept the amount of \$137,806.29 to resolve its Loan (pursuant to a separate Agreement between the Lender and the Seller) on the express condition that the Seller, the Buyer, and their respective agents (including, without limitation, real estate agents, escrow agents, and title agents) each truthfully represents, affirms, and states as follows:

1. The purchase and sale transaction reflected in the Agreement is an "Arm's Length Transaction," meaning that the transaction has been negotiated by unrelated parties, each of whom is acting in his or her own self-interest, and that the sale price is based on fair market value of the Property. With respect to those persons signing this Affidavit as an agent for either the Seller, the Buyer, or both, those agents are acting in the best interests of their respective principal(s).
2. No Buyer or agent of the Buyer is a family member or business associate of the Seller or the borrower or the mortgagor.
3. No Buyer or agent of the Buyer shares a business interest with the Seller or the borrower or the mortgagor.
4. There are no hidden terms or hidden agreements or special understandings between the Seller and the Buyer or among their respective agents that are not reflected in the Agreement or the escrow instructions associated with this transaction.
5. There is no agreement, whether oral, written, or implied, between the Seller and the Buyer and/or their respective agents that allows the Seller to remain in the Property as a tenant or to regain ownership of the Property at any time after the consummation of this sale transaction.
6. The Seller shall not receive any proceeds from the sale of the Property, unless it is reflected in the short sale terms and conditions.
7. No agent of either the Seller or the Buyer shall receive any proceeds from this transaction except as is reflected in the final estimated closing statement which shall be provided to the Lender for approval prior to the close of escrow.
8. Each signatory to this Affidavit expressly acknowledges that the Lender is relying upon the representations made herein as consideration for discounting the payoff on the Loan.
9. Each signatory to this Affidavit expressly acknowledges that any misrepresentation made by him or her may subject him or her to civil liability.

I/We declare under penalty of perjury under the laws of the State of WASHINGTON that all statements made in this Affidavit are true and correct.

Additionally, I/we fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly and willfully make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

Buyer 1

(Print Name)

(Signature)

(Date)

Buyer 3

(Print Name)

(Signature)

(Date)

Seller 1

(Print Name)

(Signature)

(Date)

Seller 3

(Print Name)

(Print Company)

(Signature and Date)

Buyer 2

(Print Name)

(Signature)

(Date)

Buyer 4

(Print Name)

(Signature)

(Date)

Seller 2

(Print Name)

(Signature)

(Date)

Seller 4

(Print Name)

(Print Company)

(Signature and Date)

Buyer's Agent

Seller's Agent

(Print Name)

(Print Name)

(Signature)

(Signature)

(Date)

(Date)

As a reminder, a copy of the certified HUD-1 Settlement Statement, as well as the signed Affidavit of Arm's Length Transaction must be sent at closing by fax to:

Fax: (866) 220-4130

LM855

Fax Cover Sheet

To: JPMorgan Chase Bank, N.A.
Attention Short Sales

Fax Number: (866) 220-4130

From: MORTGAGOR NAME:

Date:

[REDACTED]

PROPERTY ADDRESS:

[REDACTED]
Seattle, WA 98168-0000

LOAN NUMBER:

[REDACTED]

Re: **Final Short Sale Closing Documents** Pages:

Faxing Instructions:

- Include this cover sheet as the first page in your fax package to ensure proper handling and receipt of your documents.
- To avoid duplicate documents, **do not** send copies of your documents in the mail after you send your fax.
- Keep a copy of your fax confirmation sheet or other proof of the date and time you sent your fax.

Final closing documents:

- Final (or Certified Copy) Signed HUD-1 Settlement Statement by Seller/Buyer
- Executed Copy of the Arm's Length Affidavit
- Signed copy of the Short Sale Approval Letter, if required
- Recorded Copy of Power of Attorney, if applicable
- Copy of Executed Promissory Note, if applicable
- If required, the original Promissory Note **must** be forwarded to the mortgage insurance company

Fax Cover Sheet

To: [REDACTED]
From: [REDACTED]
JPMorgan Chase Bank, N.A.

Fax Number: 888-860-1314

Date: 10/14/2011

Re: **Short Sale Approval**

Pages:

Faxing Instructions:

Reminder: Preliminary HUD documents for final approval must be sent no less than 48 hours before closing.

Another Fax Cover Sheet is included for use when returning the following required final closing documents. **Final closing documents are required to be forwarded to us within 24 hours of closing.**

- Original Final (or Certified Copy) Signed HUD-1 Settlement Statement by Seller/Buyer
- Executed Copy of the Arms Length Affidavit
- Signed copy of the Short Sale Approval Letter, if required
- Recorded Copy of Power of Attorney, if applicable
- Copy of Executed Promissory Note, if applicable
- If required, the original Promissory Note **must** be forwarded to the mortgage insurance company

If the final closing documents are not received within the required timeline, we will not be able to complete the short sale. This will delay the processing and discharge of the mortgage until all of the requirements are met.