

October 10, 2011

[REDACTED]
Kirkland, WA 98033

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

Re:

[REDACTED]
Credit Union Loan No. [REDACTED]

<http://SeattleShortSales.com>

Dear [REDACTED]

1-800-603-3525

Please be advised that Wings Financial Credit Union, has agreed to accept the short sale offer of \$282,500.00 on the property referenced above with the following conditions;

- The short sale payoff amount of \$247,566.34 will be accepted for the purchase contract dated August 3, 2011 with a sales price of \$282,500.00
- The estimated amount according to the HUD reflects that Wings Financial Credit Union, will receive proceeds in the amount of \$247,566.34. Please be advised that if this amount changes to a lesser amount than \$247,566.34, Wings Financial Credit Union, will not agree to the sale without an updated HUD and written approval prior to the closing. Simultaneously, upon receipt of the signed settlement statement (HUD), Wings Financial Credit Union, will execute all documents required to release its mortgage interest on the property.
- We would expect that any overage at closing, up to the true payoff of \$345,504.91, be forwarded directly to Wings Financial Credit Union, **Sellers are not to receive any money from the proceeds of the sale.** (Payoff amount is figured to the next business day after estimated closing date). Estimated closing date is October 31, 2011
- In addition, please be advised that upon receipt of at least \$247,566.34 and an additional \$7,500.00 cash, Wings Financial Credit Union, will consider this a complete and full satisfaction of indebtedness on loan #43696/10143696. Upon receipt of the proceeds and additional funds, the credit report will be updated to reflect this mortgage as "Settled". A 1099C will be issued in connection with this transaction.
- The Purchaser of the Subject Property may not be related in any way to the Seller(s). Any relationship between a participating broker and the Seller(s) or Purchaser must be disclosed and approved by Wings Financial Credit Union. The Seller(s) named above must convey title directly to the Purchaser named in the sales contract dated August 3, 2011 with a sales price of \$282,500.00.

- Wings Financial Credit Union is to be notified of any transactions involving this property within the last 180 days, or any pending transactions. If the property was acquired by any means of fraud, Wings Financial Credit Union, reserves the right to pursue any and all actions available to it to offset its losses. If it is determined that Seller(s) and/or Buyer(s) participated in any way to the fraud, this short sale will be void, and the Note and Security Instrument will remain in full force and effect.
- As soon as the closing date is set, and the numbers have been finalized, I would request an updated HUD 1 settlement statement. Please contact me directly with any questions that you may have.
- This approval letter expires on October 31, 2011.

Respectfully,

██████████
Real Estate Collector
952-997-8183-ph 952-997-8058-fx
██████████@wingsfinancial.com

I agree to the terms and conditions contained in the above letter, and hereby authorize and request Wings Financial Credit Union, to disclose any and all information pertaining to the above loan and/or property to Provident Title Services, Inc., its agents and employees.

Dated: _____ 20____.

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