

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

**Can Help You Short Sale Your Property**

Loan Administration  
Loss Mitigation Department  
4000 Horizon Way #6207  
Irving TX 75063

<http://SeattleShortSales.com>

**1-800-603-3525**

October 24, 2011

Loan#: [REDACTED]  
Seller: [REDACTED]  
Property: [REDACTED] MARYSVILLE WA 98271

The purpose of this letter is to inform you that we will accept less than the total amount due. The terms of the approval are as follows:

Buyers Name:	[REDACTED]		
Sale Price	\$	150,000.00	AS IS
Commission	\$	9,000.00	
Closing costs	\$	1,975.00	
Taxes	\$	2,675.00	
Final Utility	\$	220.00	
FHA incentive	\$	1,000.00	
TOTAL PROCEEDS	\$	<u>135,130.00</u>	

If this loan cannot close on or before 11/30/2011 payoff amount is subject to change and you will need to obtain updated figures. The final HUD-1 should be emailed for approval at least 48 hours prior to closing. Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. Please be advised that a 1099C will be filed with the IRS in regards to this transaction.

Please note that the seller must net \$0.00 at closing. Any overage in the above figure must be included in the net proceeds.

The escrow funds and/or unearned premiums for insurance and/or taxes will be used towards the payoff on this loan. The seller(s) must execute the attached escrow assignment authorizing the use of all refunds.

**Payoff instructions will be given upon approval of final HUD-1. We only accept certified cashier's checks from banks only. No exceptions.**

If clarification is needed, please call 1.800.364.7662 Ext [REDACTED]

Cordially,

[REDACTED]

**Loan Administration  
Loss Mitigation Department  
4000 Horizon Way #6207  
Irving TX 75063**

**Loan#:** [REDACTED]  
**Seller:** [REDACTED]  
**Property:** [REDACTED] **MARYSVILLE WA 98271**

**ASSIGNMENT OF ESCROW FUNDS**

This is to certify that (I) we hereby release any claim (I) we may have to any escrow account or earned interest on the escrow account associated with the above described loan. Said escrow account is to become the property of this office for the guarantor/investor.

If (I) we receive refunds from any insurance company and/or taxing authority, (I) we agree to endorse the check(s) and mail them to First Horizon Home Loans P.O. Box 630143, Irving, TX 75063 or 4000 Horizon Way, Irving, TX 75063 to Attn: Dept #6207

\_\_\_\_\_  
Seller Date \_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**FORWARDING ADDRESS & PHONE NUMBER**

\_\_\_\_\_  
Seller Date \_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**FORWARDING ADDRESS & PHONE NUMBER**

**FORWARDING ADDRESS IS REQUIRED TO PROVIDE A COPY TO  
THE BORROWER (S) WHEN REPORTING TO THE IRS AT YEAR END**

# Sales Contract Review

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

## Pre-foreclosure Sale Procedure

OMB Approval No. 2502-0464 (exp. 07/31/2008)

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 mortgage 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.

Mortgage Contact Person:	Phone Number:	Account/Contract Number:	FHA Case Number
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Homeowners Name:	Property Address:		
[REDACTED]	[REDACTED]		
Homeowners Name:	MARYSVILLE WA 98271		

### Mortgagee (or HUD) Approval of the Sales Contract is a Pre-Condition of the Sale

Date of Sales Contract:	Date Contract Received by Mortgagee:	Sales Agent or Firm:	Phone Number:	Sales Commission & Rate
9/19/2011	10/24/2011	[REDACTED]	[REDACTED]	6.00%
Offered by:		Address:		
METLIFE HOME LOANS		4000 HORIZON WAY, Ste. 100 IRVING, TEXAS 75063		
Listing Price:	Price Offered:	Appraised Value:		Estimated Net Sales Proceeds: (See Instructions)
\$154,000.00	\$150,000.00	\$154,000.00		\$135,130.00

### Mortgagee (or HUD) Approval of the Sales Contract

The Sales Contract offered by the individuals listed above is:

Accepted       Rejected (List reasons below)

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

The offer has been accepted. Please add the FHA incentive to the HUD for \$1000.00. We will not pay buyer's closing cost since the buyer is not receiving a FHA loan. We will not pay line items: 1105, 1107 and 1201.

[REDACTED] 10-24-11  
Mortgagee Signature & Date