

November 9, 2011



Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

NFCU-Compromise Sale/**Approval Letter**

1-800-603-3525

Property Address: [REDACTED]
Kirkland, WA 98033

NFCU Loan Number: [REDACTED]

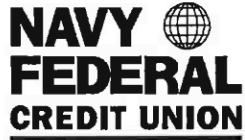
Please be advised that your request for a Compromise Sale of your home has been approved. Navy Federal Credit Union acknowledges that this loan will close for less than the actual payoff amount of the mortgage.

1. Gross sales price is **\$342,000**
2. Real estate commissions to be no more than **\$20,520**
3. Closing costs to Navy Federal Credit Union are not exceed **\$0**
4. Proceeds to satisfy the loan from the first are to be no less than **\$4,324.20 (\$3214.50-2nd and \$1109.70-3rd)**
5. Signed and Notarized Promissory Note **\$0** to Navy Federal Credit Union.
6. Additionally funds totaling **\$2,875.80 (\$1,800-2nd and \$1,075.80-3rd)** are to be remitted on or before closing to eliminate any balance owed Navy Federal Credit Union to consummate the terms of the short sale.
7. Closing will be on or before **December 15, 2011**. Net proceeds need to be wired and overnight **COPY** of the signed **HUD-1 to:**

Navy Federal Credit Union
Attn: [REDACTED]
5505 Heritage Oaks Drive
Pensacola, Florida 32526


WIRING INSTRUCTIONS
Routing number # [REDACTED]
Account number: [REDACTED]


8. You will net **ZERO** dollars at closing.
9. You will waive rights to any escrow funds or prepaid expenses.
10. Any overages will be included in the net proceeds.



11. A final HUD-1 is to be faxed to **850-912-0354** for review and approval prior to closing.
12. This property is being sold in "as is" condition.
13. No modification(s) to this contract will be permitted without prior written approval of Navy Federal Credit Union.
14. Listing agent to provide seller's closing agent/attorney with copy of these instructions.
15. All the required loan documents and release instruments will be forwarded to the closing agent within the time limit designated in the property's state statute and after the required fund and documentation have been received and processed.
16. Seller(s) attest that all subordinate liens and taxes, if applicable, have been satisfied or paid prior to the sale on said property.
17. All deficiencies are reported to the IRS through 1099-C.

Should you have any further questions concerning this sale please contact me immediately at **800-336-3767 ext [REDACTED]/direct# (850)912-0842 or fax: 850-912-0354**

Sincerely, 


LCR Department