



Home Loans

DEMAND LETTER

Seattle, WA 98168

Learn How Seattle Short Sales, Inc.

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Loan #:

Property Address:

Seattle, WA 98168

Dear

This letter will serve as our demand for payment and advise you that Bank of America, N.A. and its Investors and/or insurers have agreed to accept a short payoff involving the above referenced property. This demand should be used by Escrow and/or Title as our formal demand statement. No additional statements will be issued. This approval is exclusive to this offer only. The conditions of the approval are as follows:

- 1 Loan to close no later than: **12/30/2011**
- 2 Sales price to be: **\$260,000.00**
- 3 Approved Buyer(s):
- 4 Seller to make a cash contribution of **\$0.00** to assist in the closing of the transaction. This contribution will be in the form of certified funds to be deposited into escrow prior to closing.
- 5 **Sales Proceeds will be returned if all terms and conditions have not been followed. This will result in a delay of the transaction and/or possible cancellation of the agreement.**
- 6 Total Closing Costs not to exceed: **\$30,731.20**
- 7 Proceeds to Bank of America, N.A. to be no less than: **\$229,268.80**
- 8 The property is being sold "AS IS" condition.
- 9 No repairs will be paid for out of the proceeds unless specifically stated in item #17.
- 10 Bank of America, N.A. does NOT allow a home warranty plan to be purchased from sale proceeds.
- 11 Termite report and repair are not to exceed: **\$0.00**
- 12 Realtors Commissions not to exceed: **\$15,600.00**
- 13 Bank of America, N.A. does not charge statement, demand, recording, reconveyance, or late charge fees
- 14 The sellers will not receive any proceeds from the sale.
- 15 If there are any remaining escrow funds or refunds, they will not be returned to the borrower or seller. They will be retained by Bank of America, N.A. to offset the loss.
- 16 The seller is not entitled to any property insurance refunds. All refunds must be sent to Bank of America, N.A..
The Seller must sign and return the enclosed Assignment of unearned premium refund form.
- 17 No other liens and/or encumbrances may be paid off from the proceeds of this transaction unless prior approval has been obtained.
- 18 The property must be free and clear of liens and encumbrances other than the first mortgage and any CC&R's.
- 19 Repairs not to exceed: **\$0.00** Subject to receipt of (2) estimates for repairs up to \$2,000.00. Repairs over \$2,000.000 require (3) estimates.
- 20 Bank of America, N.A.'s borrower of record must be signing for closing of this transaction.
- 21 Buyers closing costs to be paid by seller (including non-allowables), not to exceed: **\$7,800.00**

IMPORTANT INSTRUCTIONS

**YOU MUST E-MAIL A COPY OF THE FINAL ESTIMATED SETTLEMENT STATEMENT 72 HRS PRIOR TO CLOSING.
YOU CANNOT CLOSE WITHOUT FINAL APPROVAL OF CLOSING COSTS.**

PAYOFF MUST BE WIRED

WIRE INSTRUCTIONS

Bank of America
444 S. Garey Avenue
Pomona, CA 91766

Credit MRC Account # [REDACTED]

ABA: [REDACTED]

Reference: Short Payoff/Loan No. [REDACTED]

The following documents must be e-mailed to me at: [REDACTED]@BankofAmerica.com

A CERTIFIED COPY OF THE FINAL SETTLEMENT STATEMENT SIGNED BY ALL PARTIES

A SIGNED COPY OF THE ASSIGNMENT OF UNEARNED PREMIUM REFUND FORM.

If unable to e-mail please mail above mentioned documents to:

Attention: [REDACTED]
Mail code: AZ1-807-01-12
1515 W. 14th Street
Tempe, AZ 85281

You can also fax copies of the above mentioned documents to me immediately after closing.
877-807-5809

Upon receipt of the above stated items, Bank of America will release its security interest in the subject property.


Bank of America Home Loans appreciates all your efforts and cooperation in this matter.
If you have any questions, please feel free to contact me at: [REDACTED]@BankofAmerica.com



PAYOFF MUST BE WIRED



Mail code: AZ1-807-01-12
1515 W. 14th Street
Tempe, AZ 85281

11/30/2011


Seattle, WA 98168

Policy # 0
Loan #: 
Property Address: 
Seattle, WA 98168

ASSIGNMENT OF UNEARNED PREMIUM REFUND

To whom it may concern:

We have sold the above referenced property. The sale closed on: _____

I/We the insured hereby request cancellation of the referenced policy effective the date the sale closed. Please refund the unearned portion of the premium directly to:

7105-A Corporate Drive
Plano, Texas 75024
Attention: Workout Department PTX A-65

I/We the insured hereby relinquish any claim to these funds.

Date

Date

Thank you for your cooperation in this matter.