

Today's Date 12/21/2011

PRE-FORECLOSURE SALE TERMS

Learn How Seattle Short Sales, Inc.

(SHORT-SALE)

Can Help You Short Sale Your Property

<http://SeattleShortSales.com>

1-800-603-3525

Loan Number: [REDACTED]

Property Address: [REDACTED]

SEATTLE WA 98125

We have approved the above referenced pre-foreclosure (short) sale, with the following stipulations:

- AS - IS purchase price to be \$188,000.00
- The closing should occur on or before 02/01/2012
- The mortgagor's are NOT to receive any money from the proceeds of the sale.
- The HUD-1 Settlement Statement must be signed by all parties at closing. A copy of the **unsigned prepared HUD-1 Settlement Statement** must be emailed to [REDACTED]@cenlar.com at least 24 hours before closing for final approval.
- **A copy of the final title work showing clear title should be sent to this office upon closing** via email to [REDACTED]@cenlar.com
- **A copy of the SIGNED HUD-1 Settlement Statement must accompany the payoff wire. The payoff wire in the amount of not less than \$165,108.00** must be sent to this office immediately after closing. Our Wire information is:

Bank Name: Cenlar FSB Trenton NJ

ABA #: [REDACTED]

Bank Account #: [REDACTED]

Reference # [REDACTED] and Loss Mitigation [REDACTED]

- Settlement Breakdown:

Sales Price:	\$ 188,000.00
Commission	\$ 11,280.00
Taxes & Closing Cost	\$ 11,612.00
Net Sales Proceeds:	\$ 165,108.00

- Upon receipt of net proceeds, we will issue a discharge of mortgage to the borrowers, and will release the 1st lien position that this lender currently holds.

SPECIAL INSTRUCTIONS:

The attached ARMS LENGTH AFFIDAVIT must be executed and returned with the final HUD-1 or the proceeds will not be accepted. A copy of the executed note and tracking number need to be sent back with the final hud and arms length affidavit.

SELLERS SIGNATURE(S)