



Washington Mutual
HOME LOANS

DATE 09/21/09

TO: Sam Sulentic
PHONE NUMBER: 619-804-2126
FAX NUMBER: 858-568-9081

FROM: John Vaughan
(DIRECT) 904-886-6318 (FAX) 206-607-1501

RE: LN # [REDACTED] Borrower: [REDACTED]

HUD APPROVAL is required PRIOR to closing.

I am forwarding the attached demand letter for this short sale. Please note the following items listed below are required in order to accept payoff funds

Once completed, please overnight the following:

- Original Signed Hud-1 or Certified Copy
- WaMu Waiver of Funds letter completed and signed by borrower(s)
- Approved Buyer for transaction: [REDACTED]
- Executed promissory note
 - In addition to the payoff listed on the demand letter, the Seller must execute and have notarized the enclosed Note for \$ 0.00 Payable to : N/A
- Recorded copy of Power of Attorney
 - If any documents are signed with a power of attorney, the power of attorney MUST be Recorded. A certified copy of the recorded POA must be included with the payoff check.
- Short sale approval is contingent on the Jr. Lien releasing for \$0.00
- Net proceeds (NO WIRES, must be an official check)

Without these items we cannot complete this sale or supply a discharge of mortgage.

VERY IMPORTANT --- PLEASE RETURN TO:
WASHINGTON MUTUAL BANK
ATTN: SHORT SALE DEPARTMENT
MAILSTOP: FL5 -7201
7255 BAYMEADOWS WAY

JACKSONVILLE, FL 32256

The Escrow Holder is required to disburse escrow proceeds as follows:

Unpd County taxes	682.14
Closing Fee	692.00
Title Insurance	1,148.00
Overnight fees	60.00
Recording fees	25.00
City/county tax stamps	250.80

Total Closing Cost: 2,857.94

Any additional closing costs not indicated above will need to be paid by a party other than Washington Mutual Bank, and must be approved in advance by Washington Mutual Bank.

Non-allowable closing costs may include:

Sub-Escrow Fee	Recording Fees	Loan Tie-In Fee
1099 Prep Fee	Home Protection Plan	Notary Fees
Demand Fees	Pad	Reconveyance Fees
Tracking Fees	Wiring Fee	Special Messenger/Mail Fee

Note: All Delinquent and prorated taxes are to be paid from the Seller unless otherwise stated.

September 18, 2009



[Redacted]

[Redacted]
[Redacted]

RE: Borrower/Loan
Property Address:

[Redacted]
[Redacted]
[Redacted]

3060362815

(Terms and Escrow Instructions)

Dear Borrower:

This letter is to confirm that Washington Mutual Bank has agreed to accept less than full payoff to release its lien interest for the referenced loan. The sales price is \$228,000.00 and the net proceeds to Washington Mutual Bank must be no less than \$211,462.06 with a closing date of 11/02/2009. If this amount is not received within five (5) days of the scheduled close date, this offer shall become null and void and all amounts owed under the terms of the loan shall be due. The reduced payoff amount is subject to the following conditions and stipulations.

- * No other liens, judgements, repairs, or buyer's costs shall be paid through escrow without prior written permission from Washington Mutual Bank.
- * Please execute and return the "Waiver of Funds" document, including the seller's mailing address prior to the close of escrow.
- * This transaction is between the Seller and Buyer as indicated on the certified HUD1. Any unauthorized title transfer or change of Buyer(s) will be a violation of this demand, making it immediately null and void.
- * Any overages must increase the net proceeds and any escrow/impound balances, which also include any insurance and property tax refunds. These will be applied to reduce the total debt of the loan.
- * The seller shall not receive any proceeds from the sale of the property.
- * Please fax the preliminary HUD-1 Settlement Statement to my attention for final review and approval 24 hours before closing to 206-607-1501
- * A certified, fully executed copy of the final HUD-1 Settlement Statement must be included with the certified payoff check.
- * The Seller's contribution amount shall be no less than \$ towards the closing of this transaction, inclusive of the payoff demand referenced above.
- * A per-diem in the amount of \$ 50.15 will be charged starting the day after the scheduled close date until five (5) days of the scheduled close date unless prior written approval has been issued extending close of escrow.

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Loan: 3060362815

The Escrow Agent is required to disburse escrow proceeds as follows:

Real Estate Commission:	\$13,680.00
All other costs:	\$2,857.94
Total Closing Costs:	\$16,537.94

Any additional closing costs not indicated above will need to be paid by a party other than Washington Mutual Bank, and must be approved in advance by Washington Mutual Bank.

Please note that the payoff demand is inclusive of appropriate re-conveyance fee charged by Washington Mutual Bank. Washington Mutual Bank will instruct the Trustee, if applicable, to record a full reconveyance unless Washington Mutual Bank receives contrary written instructions. Additionally, hazard insurance placed by Washington Mutual Bank, if applicable, will be cancelled upon payoff of the loan.

The terms of this agreement may constitute a forgiveness of debt for the referenced Seller. Washington Mutual Bank, will report any forgiveness of debt in accordance with Internal Revenue Service requirements. A tax accountant or attorney should be consulted to determine any tax reporting consequences.

The terms and conditions of this agreement shall be null and void if bankruptcy is filed by the Seller prior to the close of escrow and the sale is set aside by a bankruptcy court.

Washington Mutual Bank or the Insurer have no obligation to any party concerning the sale, including but not limited to the buyer, sellers, brokers, contractors, escrow or title companies.

If you have any questions, please contact or fax me at the numbers listed on the cover letter.

Sincerely,

Senior Settlement Representative
Loss Mitigation Department

CC: Escrow Agent

VERY IMPORTANT!!!!

Please direct all payoff checks, HUD-1 Settlement Statements or additional funds in accordance with payoff demands to:

Washington Mutual Bank
Attn: Short Sale Department
Mail Stop : FL5-7201
7255 Baymeadows Way
Jacksonville, FL 32256

***** Failure of the Escrow Agent to comply with these requirements may result in the breach of demand conditions/stipulations, thus making Washington Mutual's approval of this discounted payoff null and void.*****