



Wells Fargo Home Mortgage
MAC x7801-01k
3476 Stateview Blvd
Fort Mill, SC 29715

APPROVED

This approval is contingent on a name affidavit being provided for [REDACTED] due to name variations on documents.

53 [REDACTED] Dr
Scottsdale AZ 85254

Dear [REDACTED] :

RE: Demand Statement for Loan [REDACTED] Client [REDACTED]
Projected Settlement Date [REDACTED]
Property Address 53 [REDACTED]
Scottsdale AZ 85254

Wells Fargo Bank, N A approves the sale of the above referenced property This sale will result in a short payoff of the mortgage, and the mortgagor(s) acknowledge they waive any and all rights to any escrow balance, insurance proceeds or refunds from prepaid expenses. Neither the mortgagor nor any other party may receive any sale proceeds or any funds as a result of this transaction except as noted in this Demand Statement. As agreed, when we receive the sale proceeds and all required documentation, we will notify the credit bureau to reflect "agreed settlement short of full payment" which would appear on the credit report within 60-90 days from the sale date and within 60-90 days from the date of notification and waive any deficiency rights, if applicable.

Sale approval details

This approval is based on the purchase contract dated [REDACTED] between [REDACTED] the seller(s), and [REDACTED] And, the buyer(s), for a purchase price of \$ 215,000.00. The terms of our approval and instruction to the Settlement Agent are as follows:

- 1. The required payoff is \$ 184,246.00, scheduled for settlement on or before [REDACTED] Your contribution and settlement costs for this transaction are: [REDACTED]

Mortgagor contribution:
Cash at Closing: 0.00
Promissory Note: 0.00

Approved Seller Closing Costs:

Real Estate Commission:	12,900.00
concessions 3% max	6,450.00
taxes	2,811.00
settlement fees	729.00
title insurance	1,214.00
recording	25.00
courier/wire	40.00
pest inspection	500.00
FHA non-allowable	85.00
2nd lien- requires	6,000.00
lien holder approval	

WELLS FARGO HOME MORTGAGE

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RE: Loan Number [REDACTED]

Approved seller concession to buyer's closing costs:

Itemization of concession:

2. Within two (2) business days of receiving this Demand Statement, you must notify us of the name, address, and telephone number of the Settlement Agent. Both the Realtor and Settlement Agent must be provided a copy of this Demand Statement.
3. The Settlement Agent must contact us 48 hours before the scheduled settlement date and provide a copy of the final estimated HUD-1 Settlement Statement. The Settlement Agent must provide the information required on the enclosed title worksheet as well as the fully executed HUD Closing worksheet, for FHA loans. If settlement is delayed and/or rescinded, we must be notified immediately to review the request and provide written approval, if granted per investor or mortgage insurance guidelines. We reserve the right to assess a per diem interest from the original settlement date until the actual settlement date.
4. All parties understand and acknowledge the purchase contract may not be amended without our prior written approval. The property is sold "as is", the purchaser is not related to the seller, and any relationship between a participating Broker/Realtor has been disclosed prior to issuing this Demand Statement. It is further understood this transaction may not involve any third party who received a deed from mortgagor at, prior to, or after settlement, and the purchase contract may not be assigned.
5. The Settlement Agent is instructed to immediately wire all approved short sale proceeds to the following wire instructions as follows:

Wells Fargo Bank, N A

Account No.: [REDACTED]

Special Information for Beneficiary:

From: Sender's Name and phone number

* If this information is not provided the wire will be rejected.

The original executed Promissory Note, if applicable, delivered to us by the next business day immediately following settlement to:

Wells Fargo Home Mortgage

Attn: Liquidations



██████████

RE: ██████████
Account Number: ██████████
53 ██████████ Drive

Please accept this letter as confirmation to finalize and close Short Sale on the above property. First Tennessee Bank, NA will receive certain funds in exchange for the full release of the Bank's Trust Deed. The conditions pursuant to which the bank will agree to do so are as follows:

- First Tennessee Bank must receive funds of no less than **\$6000.00** at closing.
- Contract amount **\$215000.00**; Closing costs **\$15293.50**; Buyer Name(s) ██████████
- The Seller is not to receive any funds from the sale.
- A copy of the final HUD statement must be faxed to First Tennessee Bank **prior to closing.**
- Sales commission shall **not exceed 6%.**
- The entire remaining unpaid portion of the note balance (approximately **127065.70**) will be charged off and reported to credit reporting agencies as such. The seller must agree to continue paying a portion of the note in the amount of **\$7500.00 over the next 60 months for \$125.00 a month w 0% int.**
- Seller/Borrower to contact FTB's Recovery Department at ██████████ at the beginning of the month following closing for payment arrangements. Once the agreed amount of the note balance above has been satisfied by the borrower after closing, the remaining note balance (of approximately **\$121065.70**) will then be reported to the IRS as income to the above borrower(s) and the primary borrower will receive **form 1099C- FORGIVNESS OF DEBT** once the **\$6000.00 is paid back through recovery First Tennessee Bank agrees not to seek the deficiency balance and will consider the account settled.**
- Seller(s) ██████████ must sign below agreeing to these terms, and a signed copy of this letter as well as a signed final HUD statement must accompany funds sent to the bank.
- Seller must supply us with a new address and phone number where we can contact them below:

X _____

By delivery of funds in the above stated amount, the title company certifies compliance with the above stated conditions. This offer expires ██████████ if the bank does not receive the appropriate funds made payable to First Tennessee Bank.

Please remit funds to:

First Tennessee Bank
Attn: Foreclosure Department
██████████
██████████

Sincerely,

██████████
Foreclosure Specialist
First Tennessee Bank
██████████

X _____
Borrower's Signature

X _____
Co-Borrower's Signature