

Important information on your
short sale approval enclosed.
Please read.

SHORT SALE SAMPLES

Portland, OR 97201

Account Number: 872209961

9/13/2011

Property Address: [REDACTED], OR 97201

As your home loan servicer, we are dedicated to helping you find a solution to avoid foreclosure on your property. We are pleased to inform you that the short sale on your property has been approved for the federal government's Home Affordable Foreclosure Alternatives (HAFA) short sale program.

What This Means to You as the Seller

BAC Home Loans Servicing, LP and/or its Investors and Insurers (if applicable) have agreed to accept a short payoff ("Short Sale") for the above-referenced property and loan(s). This short sale approval is exclusive to the offer from the buyer referenced in this letter. Please accept as BAC Home Loans Servicing, LP's demand for payment and also as the formal demand statement to be used by the closing agent. Please be aware that no additional statement will be issued.

BAC Home Loans Servicing, LP and/or its Investors and/or Insurers will accept less than the amount due on your current mortgage and release you from any further responsibility for your outstanding mortgage balance. Please note if the short sale does not close, then we will pursue all remedies under our note and mortgage.

Detailed below are the conditions of this approval, along with next steps that will need to be completed by the dates and/or timeframes noted. Please read through all the information carefully and call our Short Sale Team at 1-877-633-4744 if you have any questions.

Conditions of the Short Sale Approval

The conditions of the short sale approval are as follows:

1. The sale and closing must comply with all terms and conditions of the Short Sale Agreement between the Servicer and the Borrower as well as all terms and representations provided herein by the Borrower.
2. Any change to the terms and representations contained in this Request for Approval of Short Sale or the attached sales contract between you and the buyer must be approved by the Servicer in writing. The Servicer is under no obligation to approve such changes.
3. A HUD-1 Settlement Statement, which will be signed by you and the buyer at closing, must be provided to the Servicer not later than one business day before the Closing Date of 9/30/2011.
4. If you are currently in bankruptcy or you file bankruptcy prior to closing, you must obtain any required consent or approval of the Bankruptcy Court.
5. Closing must take place no later than 9/30/2011 or this approval is void. If an extension is requested and/or approved, interest on the loan will be charged per day through closing.
6. The approved buyer(s) is/are [REDACTED] and [REDACTED] and the sales price for the property is \$135000.00.
7. Another buyer cannot be substituted without the prior written approval of BAC Home Loans Servicing, LP. Furthermore, the buyer may not alter the capacity in which title is to be taken. For example, a buyer may not enter into a contract to purchase a property and then amend the contract to purchase the property as trustee for a trust or any other legal entity.
8. Closing costs have been negotiated and agreed upon with the authorized agent as of 9/13/2011.

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971-222-3734



A. Estimated Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.	6. File Number: 20110027570	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: [Redacted] Portland, OR 97239	E. Name and Address of Seller: [Redacted]	F. Name and Address of Lender:
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G. Property Location: [Redacted] Portland, OR 97201 Multnomah County, Oregon	H. Settlement Agent: Fidelity National Title Company of Oregon (503)222-2424 Place of Settlement: 900 S.W. Fifth Avenue Portland, OR 97204	I. Settlement Date: September 26, 2011 Funding Date: September 26, 2011 Disbursement Date: September 26, 2011
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J. Summary of Buyer's transaction	K. Summary of Seller's transaction
100. Gross Amount Due from Buyer:	400. Gross Amount Due to Seller:
101. Contract sales price	401. Contract sales price 135,000.00
102. Personal property	402. Personal property
103. Settlement Charges to Buyer (Line 1400)	403.
104.	404.
105.	405.
Adjustments for items paid by Seller in advance	Adjustments for items paid by Seller in advance
106.	406. City/Town Taxes to
107.	407. County Taxes to
108.	408. Parking taxes to
109.	409. Prorate HOA dues- Sept 09/23/11 to 10/01/11 48.99
110.	410.
111.	411.
112.	412.
120. Gross Amount Due from Buyer	420. Gross Amount Due to Seller 135,048.99
200. Amounts Paid by or in Behalf of Buyer	500. Reductions in Amount Due Seller:
201. Deposit or earnest money	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges to Seller (Line 1400) 10,155.46
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff of first mortgage loan Bank of America 120,686.88
205.	505. Payoff of second mortgage loan
206.	506.
207.	507. RELOCATION ASSISTANCE to [Redacted] 3,000.00
208.	508. Owner's Policy Premium
209.	509. Title Ins paid by seller 538.00
Adjustments for items unpaid by Seller	Adjustments for items unpaid by Seller
210.	510. City/Town Taxes to
211.	511. County Taxes 07/01/11 to 09/26/11 688.65
212.	512. Parking taxes to
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. Total Paid by/for Buyer	520. Total Reduction Amount Due Seller 135,048.99
300. Cash at Settlement from/to Buyer	600. Cash at settlement to/from Seller
301. Gross amount due from Buyer (line 120)	601. Gross amount due to Seller (line 420) 135,048.99
302. Less amount paid by/for Buyer (line 220)	602. Less reductions due Seller (line 520) 135,048.99
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Buyer	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller 0.00

\$ 3000 INCENTIVE To Seller

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HomEq Servicing

[Redacted]
Via fax# (866) 844-7009
Attn: Oscar Morante
RE: [Redacted]
[Redacted]nd Loop
Happy Valley, OR 97086

To Whom It May Concern: [Redacted]

HomEq Servicing ("HomEq") agrees to accept \$375,000.00 in cash or certified funds to release its mortgage lien from the referenced property subject to the following conditions:

- [Redacted] is to receive no cash or proceeds from the closing, escrow, or sale of the property. All excess funds must be forwarded to HomEq.
- The buyers are [Redacted] and [Redacted] and the sales price is \$400,000.00. Any changes to these must be pre-approved by HomEq.
- Any changes of closing costs, fees, payments, or commissions, provided on the estimated closing statement or estimated HUD-1 dated July 14, 2010, must be pre-approved by HomEq.
- No other liens or judgments shall be paid.
- A certified closing statement or HUD-1 must be forwarded with the funds.
- HomEq reserves the right to apply to the loan balance any and all claims proceeds or other funds received in connection with the loan until any deficiency balance(s) is paid in full.
- A copy of this demand, signed by [Redacted] must be provided.
- Any funds forgiven may be reported to the IRS.
- This offer is considered null and void if funds are not received by HomEq by August 13, 2010 or if a foreclosure sale date is set prior to August 13, 2010, then this offer is considered null and void if funds are not received by HomEq 48 hours prior to the foreclosure sale date.

Please contact me if you have any questions.

Sincerely,

[Redacted]
Workout Specialist
Phone (800) 414-0969
Fax (866) 577-1227

[Redacted Signature]

Please see important disclosure and payment options on page 2



OscarPDX.com
971-222-3734

██████████ AVENUE
PORTLAND, OR 97206

RE: Short Sale Settlement Offer & Acceptance

Account Number: ██████████
Property Address: ██████████
GRESHAM OR 97030

Dear ██████████:

SunTrust Mortgage ("SunTrust") has accepted the short sale offer for the above referenced property in the amount of \$60,000.00 in exchange for releasing the lien securing your SunTrust mortgage loan upon closing the proposed short sale of referenced property. SunTrust is offering to settle your account upon the terms outlined in this letter (the "Offer Letter"). If any of the requirements contained in this Offer Letter are not met, the offer will be withdrawn and you will be required to pay the outstanding balance owing on your mortgage loan in full and as originally agreed.

As of the date of this letter, the payoff on your SunTrust account is \$112,259.12. SunTrust agrees that it will release the lien on the property securing the balance of your account upon:

1. Receipt by SunTrust of this Offer Letter no later than 7 days from the above date, signed by the borrower(s), evidencing agreement to its terms.
2. Receipt of *certified funds* of not less than \$52,626.00, representing the Net Proceeds (outlined below) payable to SunTrust prior to or at closing;
3. Receipt of the *final* HUD1 Settlement Statement **is required for final closing approval**, no later than forty-eight (48) hours prior to the actual closing date, evidencing that the borrower(s) will receive no proceeds from the sale. Please email to HUDAPPOVAL@SUNTRUST.COM.
4. (If Applicable), Receipt of the signed original unsecured installment loan note in the principal amount of \$0.00, and all related closing documents (the "Note"), no later than ██████████. All executed promissory notes must be sent back to SunTrust Mortgage.

Outlined below is a detailed accounting of the proposed distribution of the sales proceeds, and Net Proceeds payable to SunTrust, which SunTrust has agreed are acceptable:

Buyers Name	██████████
Actual Sales Price	\$60,000.00
Cash Contribution	\$0.00
Promissory Note	\$0.00
Realtor(s) Commission	(\$3,600.00)
Seller Closing Costs - Not to Exceed	(\$1,677.00)
Buyer Closing Costs - Not to Exceed	(\$0.00)
Allowance to subordinate/superior liens(s) if applicable	(\$2,097.00)
Net Proceeds payable to SunTrust	\$52,626.00

Loan Administration
 Loss Mitigation Department
 4000 Horizon Way #6207
 Irving, TX 75063

Oscar Senior
 Loss Mitigation Specialist
 Loan Administration
 214-441-6156 phone & fax
 osenior@metlife.com

To: Oscar Morante
 Fax #866-844-7009

971-222-3734

Date: [REDACTED]

Regarding: [REDACTED]

of Pages Including Cover Sheet 4

Comments: Short sale is approved to close by [REDACTED]-11 under following terms of the approval letter. Any changes or extensions are subject to short sale denial without lender approval. Also, if the seller's name is shown as a LLC on the hud-1 the short sale will be denied. Any additional fees that were not approved on the date listed above will not be covered by Loan Administration and become the sole responsibility of agents, the buyer or the seller to pay at closing. Please follow the instructions of the approval letter. Also, the ARMS LENGTH TRANSACTION LETTER is due at the time of request for final Hud approval.

Please be advised there is a 3 day grace period. If the loan doesn't close on the date shown above the process will start over from the beginning. This does not guarantee the foreclosure sale will be stopped to review the file. Please fax updated information including a hud-1, contract, financial statement, and hardship letter.

Thank you,
 [REDACTED]

IMPORTANT NOTICE

"THE ENTIRE REMAINING UNPAID PORTION OF THE NOTE BALANCE WILL BE REPORTED TO IRS AS INCOME TO THE ABOVE BORROWER AND THEY WILL RECEIVE FORM 1099C. THEREFORE, UPON RECEIPT OF NET PROCEEDS, PRELIMTITLE REPORT, ESCROW ASSIGNMENT AND COPY OF FINAL SETTLEMENT WE AGREE NOT TO SEEK DEFICIENCY JUDGMENT."

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Loan Administration
Loss Mitigation Department
4000 Horizon Way #6207
Irving TX 75063

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971-222-3734

2011

Loan#: [REDACTED]
Seller: [REDACTED]
Property: [REDACTED] AVE PORTLAND OR 97219

The purpose of this letter is to inform you that we will accept less than the total amount due. The terms of the approval are as follows:

Buyer's Name	[REDACTED]	AS IS
Sales Price	\$240,000.00	
Commission	\$ 12,000.00	
Closing Costs	\$ 9,685.00	attached breakdown / Page 4)
TOTAL PROCEEDS	<u>\$218,315.00</u>	

If this loan cannot close on or before [REDACTED] payoff amount is subject to change and you will need to obtain updated figures. The final HUD-1 should be emailed for approval at least 48 hours prior to closing. Please be advised that this approval letter applies only to the loan number listed above and does not imply approval for any other liens against the property. Please be advised that a 1099C will be filed with the IRS in regards to this transaction.

Please note that the seller must net \$0.00 at closing. Any overage in the above figure must be included in the net proceeds.

The escrow funds and/or unearned premiums for insurance and/or taxes will be used towards the payoff on this loan. The seller(s) must execute the attached escrow assignment authorizing the use of all refunds.

Payoff instructions will be given upon approval of final HUD-1, also we only accept certified checks from banks only no exceptions.

Payoff funds will be rejected if we do not receive the following items emailed to me within 24 hours of closing:

- 1. Executed/Final Settlement Statement**
- 2. Confirmation of the Certified Check**
- 3. Executed Escrow Assignment (attached)**
- 4. Preliminary Title Report Is Required for Releasing Lien**
- 5. Executed Promissory Note (if applicable)**
- 6. 2nd lien holder approval letter (if applicable)**

If clarification of anything in this letter is needed, please call me at [REDACTED] 7662.

Sincerely,
[REDACTED]

Oscar PDX.com
971-222-3734

Short Sale Amendment to Approval Letter

Bank of America



Home Loans

[REDACTED]
[REDACTED]
PORTLAND, OR 97217

Notice Date: [REDACTED]
Account No.: [REDACTED]
Property Address:
[REDACTED] ST
PORTLAND, OR 97213

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

This letter will serve as an amendment to our approval letter dated [REDACTED] whereby BAC Home Loans Servicing, LP and its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property. Except as noted below, all other terms of the original approval letter will remain the same.

WHAT THIS MEANS TO THE SELLER

Upon receipt of the agreed amount, BAC Home Loans Servicing, LP, and/or its investors will waive the remaining balance due on the above referenced loan and release the borrower from further obligation therein, and waive all rights to pursue further judgment or deficiency. BAC Home Loans Servicing, LP will report the debt as "settled for less than the amount owed" and issue a 1099 for the remaining balance. The seller is encouraged to seek guidance from an independent tax advisor, and/or an attorney, before proceeding with the short sale.

If it is subsequently determined that the approval of the short sale was based, in part, on information which BAC Home Loans Servicing, LP later determined to be false or misrepresented or fraudulent, BAC Home Loans Servicing, LP reserves the right to pursue the remaining balance of the note.

The amendments to this demand letter are one or more of the following:

1. Closing must take place no later than November [REDACTED] or this approval is void. If an extension is requested and/or approved, then per diem interest will be charged through closing. Should the closing be delayed and the Investor/Insurer agree to an extension of the original closing date, the Borrower(s)/Seller(s) will be responsible for any per diem fees through the new date(s) of closing, extension fees and foreclosure sale postponement fees. The Borrower(s)/Seller(s) will be responsible for any additional costs or fees over the stated approved amounts.
2. The approved buyer(s) is/are [REDACTED] and the sales price for the property is \$213,000.00.
3. Another buyer cannot be substituted without the prior written approval of BAC Home Loans Servicing, LP.
4. Closing costs have been negotiated and agreed upon with the authorized agent as of November 05, 2010
 - a. Total Closing Costs not to exceed \$21,313.03
 - b. Maximum commission paid \$10,650.00
 - c. Maximum allowed to the Jr. Lien Holder \$5,000.00
 - d. Maximum allowed for HOA liens N/A (if applicable)
 - e. Maximum allowed for repairs N/A (if applicable)
 - f. Maximum allowed for termite inspection/repairs N/A (if applicable)

Any additional fees that were not approved on November 05, 2010 will not be covered by BAC Home Loans Servicing, LP and become the sole responsibility of either the agent, the buyer or the seller to pay at closing.

5. Net proceeds to BAC Home Loans Servicing, LP to be no less than

1st Lien Loan Number

Proceeds from Sale	\$191,686.97
Cash Contribution	N/A
Promissory Note	N/A