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Bank of America
Home Loans

Mail Stop AZ1-805-03-04
2505 W. Chandler Blvd.
Chandler, AZ 85224

OLYMPIA TITLE & ESCROW CORPORATION

OLYMPIA TITLE & ESCROW
401 EAST LAS OLAS BLVD, STE 1400
FORT LAUDERDALE, FL 33301
PHONE: (954) 695-7598
FAX: (954) 862-5938

Notice Date: July 22, 2010

Joseph Smith
12387 Anyplace Road
Fort Lauderdale, FL 33309

Account No.: 12345678

Property Address:
12387 Anyplace Road
Fort Lauderdale, FL 33301

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

This letter will serve as BAC Home Loans Servicing, LP's demand for payment and advises you that BAC Home Loans Servicing, LP and/or its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property and the referenced account(s). This demand should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer from the buyer referenced in this letter.

WHAT THIS MEANS TO THE SELLER

BAC Home Loans Servicing, LP and/or its investors may pursue a deficiency judgment for the difference in the payment received and the total balance due, unless agreed otherwise or prohibited by law, if the short sale closes on the loan referenced above. In addition, if this loan is covered by mortgage insurance, the mortgage insurance company may reserve the right to pursue the seller for the deficiency based on the terms of the mortgage insurance policy. Furthermore, there may be tax consequences associated with entering into a short sale. The seller is encouraged to seek guidance from an independent tax advisor, and/or an attorney, before proceeding with the short sale.

If this short sale is contingent upon BAC Home Loans Servicing, LP and/or its investors receiving a promissory note, we will reserve the right to collect the full amount on the new promissory note which may lead to us pursuing a deficiency on that balance should the need arise. If the short sale does not close, then we will pursue all remedies under our note and mortgage. This offer is contingent upon BAC Home Loans Servicing, LP receiving a properly executed and notarized Promissory Note, if applicable, to this short sale transaction.

The conditions of the approval are as follows:

1. Closing must take place no later than 12/10/2010 or this approval is void. If an extension is requested and/or approved, then per diem interest will be charged through closing.
2. The approved buyer(s) is/are JOHN AND JANE DOE and the sales price for the property is **$250,000.00.**
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 07/09/2010.
   a. Total Closing Costs not to exceed $ 12,957.64.
   b. Maximum commission paid $ 15,000.00.
   c. Maximum allowed to the Jr. Lien Holder $2,500.00.
   d. Maximum allowed for HOA liens $1,680.00 (If applicable).

Any additional fees that were not approved on 07/09/2010 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 $215,098.22

This communication is from BAC Home Loans Servicing, LP, a subsidiary of Bank of America, N.A.

Please write your account number on all correspondence.

6. The property is being sold in AS IS condition. No repairs will be made or be paid out of the proceeds, unless specifically stated otherwise.
7. Seller is to contribute **$**0.00, to assist in the closing of this transaction. This contribution will be in the form of:

   a. PROMISSORY NOTE (Signed, notarized and returned at closing): $0.00.

   If a promissory note is required, it must be signed and returned to BAC Home Loans Servicing, LP prior to the close of escrow. It is the responsibility of the closing agent to ensure that the executed and notarized promissory note is returned to BAC Home Loans Servicing, LP.

   If a promissory note has already been signed and agreed to between the seller, investor and the Mortgage Insurance Company, a signed certified copy must be provided to BAC Home Loans Servicing, LP at the close of the short sale transaction. It is the responsibility of the closing agent to ensure that BAC Home Loans Servicing, LP receives the copy.

   ***** Sales proceeds will be returned if the note has not been received. This will result in a delay of the transaction and/or possible cancellation of this short sale transaction. *****

   b. CERTIFIED FUNDS CONTRIBUTION (Due at closing): $0.00.

8. The sellers will not receive any proceeds from this short sale transaction. If there are any remaining escrow funds or refunds, it will not be returned to the seller; it will be sent to BAC Home Loans Servicing, LP to offset the loss.
9. The property must be free and clear of liens and encumbrances other than those recognized and accounted for in the HUD-1 approval, on which this approval is based.
10. There are to be no transfers of property within 30 days of the closing of this transaction.
11. BAC Home Loans Servicing, LP does not charge the borrower for statement, demand, recording, and reconveyance fees on short payoff transactions. Do not include them in your settlement statement. BAC Home Loans Servicing, LP prepares and records its own reconveyances.
12. Other: All funds must be wired. Any other form of payment of funds will be returned. Payoff funds must be received within 48 business hours of the HUD-1 settlement date.
13. Other: 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.
14. Completed Assignment of Unearned premium and Important Notice Regarding Income Tax Reporting is to be emailed along with the final Settlement Statement.

If the seller is entitled to receive any proceeds based on a claim for damage to the property under any policy of insurance, including homeowner's, lender-placed, casualty, fire, flood, etc., or if seller is entitled to receive other miscellaneous proceeds, as that term is defined in the deed of trust/mortgage (which could include Community Development Block Grant Program (CDBG) funds), these proceeds must be disclosed before we will consider the request for short sale. If we receive a check for insurance or miscellaneous proceeds that were not previously disclosed, BAC Home Loans Servicing, LP will have the right to keep the proceeds and apply them to BAC Home Loans Servicing, LP's loss after the short sale. We similarly would have the right to claim the proceeds to offset our losses if it were not previously disclosed and it was sent directly to the borrower.

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WHAT YOU NEED TO DO

********** IMPORTANT INSTRUCTIONS **********

The closing agent must e-mail a certified copy of the final estimated Settlement Statement to please call customer service hotline for closing info at 800-669-6607 72 hours prior to Closing. You cannot close without final approval of the closing costs.

Payoff funds must be wired unless otherwise specified to:

Bank of America
275 Valencia Avenue
Brea, CA 92823
MRC Acct #12357-47067
ABA 026-009-593

Reference loan# XXXXXXX - Joseph Smith

WIRES MUST CONTAIN THE LOAN NUMBER, BORROWER'S NAME AND PROPERTY ADDRESS. IF WE CANNOT IDENTIFY THE FUNDS, THEY WILL BE RETURNED.

*****A certified copy of the Final Settlement Statement must be emailed to please call customer service hotline for closing info at 800-669-6607 at the time of closing.**

Upon receipt of the above stated items, BAC Home Loans Servicing, LP will issue a release of lien on its mortgage loan.

BAC Home Loans Servicing, LP appreciates all your efforts and cooperation in this matter. If you have any further questions, please contact our Short Sale Customer Contact Department at 1-866-880-1232.

"Click yellow fields for explanations"

Insurance Company	**Policy Number**
LENDER PLACED INSURANCE	OBXXXXXXXX

ASSIGNMENT OF UNEARNED PREMIUM REFUND

We have sold 12387 Anyplace Road, Fort Lauderdale, FL 33309.	The sale closed on .

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

BAC Home Loans Servicing, LP
Mail Stop AZ1-805-03-04
2505 W Chandler Blvd.
Chandler, AZ 85224

ATTENTION: Short Sale Customer Contact Department
REFERENCE Account No: 171632579

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

Thank you for your courtesy and cooperation in this matter.

_____
Joseph Smith

_____
enter date execute

Important Notice to Seller Regarding Income Tax Reporting

In connection with the short sale of your mortgage loan and in order to provide you with the total interest paid and/or reported to the IRS at year end, BAC Home Loans Servicing, LP will need your new mailing address. Please complete the information below.

#12345678 Joseph Smith

Current Mailing Address
_____
_____

New Mailing Address
_____
_____

This communication is from BAC Home Loans Servicing, LP, a subsidiary of Bank of America, N.A.

Please write your account number on all correspondence.

SPO Approval 11525 07/2010

"Click yellow fields for explanations"

July 22, 2010

Attn: **Ali Egeli, President**
Olympia Title & Escrow Corp

Re: Account No. xxxxxxxxxxxx

Customer: JOSEPH SMITH
Collateral: 12387 ANYPLACE RD.
FORT LAUDERDALE, FL. 33309

This letter is to confirm that JP Morgan Chase Bank, N.A., as successor in interest to Bank One, N.A. (hereafter referred to as Chase), will agree to accept a SHORT SALE on the above account upon manager approval. Chase will agree to release its security interests in the above collateral upon receipt of $2,500.00 in certified US funds. Chase requires that we approve the final settlement statement prior to closing and further supplies that no more than $0.00 is given to Joseph Smith. This amount is for the release of Chase security interest - and the customer, Joseph Smith will not be responsible for any deficiency balances per the terms of the original loan documents.

This offer becomes null and void if Chase does not receive funds on or before **08/31/2010**. Please be aware that Chase acceptance of a Short Sale is reported to various credit reporting agencies, and may have an adverse affect on your credit rating.

To expedite the completion of the lien release, please send bank wire to:

JPMC Home Equity Loss Mitigation
Routing Number: 026009593
Account Number: 435017305897
Please Reference AIC Account No. xxxxxx

Please update your current contact information:

Address: _____ Phone: _____

You will be contacted for repayment arrangement of the deficiency balance.

Please return with signature of agreement:

_____
Signature Acknowledging Terms of Agreement

If there are any questions you may have, feel free to contact me at the number listed below.

Sincerely,

Kelly Representative
Mortgage Recovery Specialist
800-285-0636 Ext. xxxx

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Allied International Credit
100 East Shore Drive
3rd Floor
Glen Allen, Virginia
23059

Tel (804) 290-7398
Fax (804) 273-6146
Toll Free 1-800-285-0636

www aiccorp com