

**WACHOVIA**

Date: August 11, 2009

Loan Number: [REDACTED]

Fax Number: 775-850-5901

Name: Joe Salcedo
Address: Chase International

Re: Seller(s): [REDACTED]

Escrow Number: *Intentionally Left Blank*
Property Address: [REDACTED]
Short Sale Demand

Learn How We Can Help You

Short Sale Your Property

www.LakeTahoeShortSaleExpert.comEmail: jsalcedo@chaseinternational.com

Phone: 775-338-7653

Dear Joe Salcedo and Closing Agent:

Wachovia has agreed to accept a short sale of the loan referenced above in connection with the sale of the property securing the debt contingent upon the following conditions indicated with an "X" below being met:

- Wachovia shall receive the entire **net proceeds**, from the sale of the property but not less than **\$103,000.00** in cash or certified funds (which may include a contribution from the Seller). Any residual proceeds that exceed the amount stated shall also be forwarded to Wachovia. The amount stated above is *subject to change without notice* in the event Wachovia advances additional funds for taxes, insurance or other costs, through the date the sale is closed.
- Deficiency letter executed by all Sellers, notarized and the original returned to Wachovia no later than 5 business days after closing.
- Promissory Note for \$0 executed and notarized by all Sellers and the original returned to Wachovia no later than five (5) business days after closing or a cash contribution of \$0 from the Seller in lieu of an executed promissory note. By providing a promissory note or a cash contribution, a deficiency will not be pursued.
- Neither the Seller, Buyer nor any Junior Lien Holders to Wachovia (unless specified in this document) shall receive any proceeds from the sale of the property listed above or cash from other sources connected with the transaction.
- Radian 800-411-6772 shall receive an amount no greater than **\$4,247.00** from the proceeds of the sale or cash from other sources connected with the transaction from the sale of the property listed above
- Commissions shall not exceed **5%** of the final sales price.
- If Seller[s] file Bankruptcy prior to the completion of the terms of this Short Sale Demand, the Short Sale Demand shall be null and void. Any sales proceeds may be returned to the Title Company or Closing Agent if the material terms of this demand were not completed prior to the Bankruptcy filing.