

**Bank of America**



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

**Learn How We Can Help You  
Short Sale Your Property**

[www.LakeTahoeShortSaleExpert.com](http://www.LakeTahoeShortSaleExpert.com)

Email: [jsalcedo@chaseinternational.com](mailto:jsalcedo@chaseinternational.com)

Phone: 775-338-7653

Notice Date: February 1, 2010

Account No.: [REDACTED]

Property Address:  
[REDACTED]

**IMPORTANT MESSAGE ABOUT YOUR ACCOUNT**

This letter will serve as an amendment to our approval letter dated 11/12/2009 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**

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

1. Sales price to be \$54,900.00.
2. Buyers are [REDACTED]
3. Escrow to close on or before 2/12/2010 or approval is void and invalid.
4. Proceeds to BAC Home Loans Servicing, LP, including borrower's contribution of \$0 and per diem interest from n/a to n/a in the amount of \$n/a to be no less than \$49,969.04.
5. Promissory Note in the amount of \$0

**WHAT YOU NEED TO DO**

If proceeds are required, they must be wired to and received within 24 business hours after closing. Should payoff funds not be received by BAC Home Loans Servicing, LP via wire and within 24 business hours after closing, a non-refundable per diem charge will be enforced for each day funds are not received.

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

Reference Loan [REDACTED]

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

If you feel there is additional information you would like to provide, or if you need additional information, please contact us at 1-866-880-1232.

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

BAC Home Loans Servicing, LP is required by law to inform you that this communication is from a debt collector.

SPO Amend 11522 10/26/2009

**Bank of America**  
Home Loans  
275 Valencia Ave.  
Brea, CA 92823-6340

Notice Date: November 13, 2009

Account No: [REDACTED]  
Property Address:  
[REDACTED]

**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.

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**READ AND APPROVED**

*Jaime Badilla*

Please write the account number on all correspondence.

The conditions of the approval are as follows:

1. Closing must take place no later than 11/23/2009 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 [REDACTED] and the sales price for the property is \$54,900.00.
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 11/13/2009.
  - a. Total Closing Costs not to exceed \$ 1485.30.
  - b. Maximum commission paid \$ 2745.00.
  - c. Maximum allowed to the Jr. Lien Holder \$0.
  - d. Maximum allowed for HOA fees \$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 [REDACTED] 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 \$50,669.70.
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 \$n/a, 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): \$n/a.

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 promissory 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): \$50,669.70

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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 the 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.

READ AND APPROVED

[Redacted Signature]

READ AND APPROVED

[Redacted Signature]

[Redacted Signature]

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