

**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



Bank of America  
 475 CrossPoint Parkway  
 PO Box 9000  
 Getzville, NY 14068-9000

September 02, 2009



RE: **SHORT-SALE TERMS OF APPROVAL**  
 LOAN NUMBER [REDACTED]  
 Seller(s) [REDACTED]  
 Property Address [REDACTED]

Dear Bank of America, N. A. Customer:

Based on the following terms, we have agreed to accept a short sale on the property referenced above:

Gross Sales Price:	\$ 52,200.00
<u>less:</u>	
Real Estate Commission:	(\$ 3,132.00)
Repairs:	(\$ .00)
Other Closing Costs:	(\$ 4,147.61)
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Net Sales Proceeds to Bank:	\$ 44,920.39

The Approval is conditioned upon the following:

- \* The sale must close by 10/17/2009. If it does not close by this date, please contact our office for possible extension. A per diem may be charged for this extension.
- \* The property must be free and clear of any liens and encumbrances.
- \* The seller(s) waive all rights to any escrow account on the above mortgage.
- \* The seller must not receive any proceeds from the sale.

Loan Number [REDACTED]

\* Upon receipt of the net proceeds check, Bank of America, N. A. will file a satisfaction of mortgage.

\* Bank of America or the investor may seek recovery of the deficient balance. In addition, the Bank will be reporting this transaction to the Internal Revenue Service as required by the Revenue Reconciliation Act of 1993. You may want to discuss the tax ramifications of this reporting with your accountant. The loan will be reported to the credit bureaus as "settled for less than total debt", "(account legally paid in full for less than the full balance)".

\* It is a notice to you that we agree that the sale may occur based on the above terms and conditions. Please fax the proposed HUD 1 Settlement Statement to the number below at least 48 hours before the closing. We will review it and issue your final confirmation to close.

\* Please send the required proceeds, final HUD 1, HUD Closing Worksheet (if applicable), and any other funds or documents relative to the closing to the address given in the letter head attention Loss Mitigation.

Lenders Signature \_\_\_\_\_

Bank of America Mortgage

\* Lenders signature required on Veterans Administration loans only.

Loss Mitigation

Fax Number 1.716.635.7252  
LM619 016 JVS

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