

Learn How We Can Help You
Short Sale Your Property
www.LakeTahoeShortSaleExpert.com
Email: jsalcedo@chaseinternational.com
Phone: 775-338-7653



Bank of America Corporation
9000 Southside Blvd
Building 400
Jacksonville, FL 32256
FL9-400-01-21
866-413-3757 Business

[REDACTED]
[REDACTED]
ZEPHYR COVE NV 89448

Loan Number: [REDACTED]
[REDACTED]
ZEPHYR COVE NV 89448

DATE 7/25/2011

Dear: [REDACTED]

BAC Home Loans Servicing, LP, the Bank of America company that services your second mortgage, wants to provide you with information to help you make the right decision regarding the above-referenced subordinate or second mortgage. After reviewing your subordinate lien request, we are pleased to let you know that the short sale offer is **accepted** under the federal government's Home Affordable Foreclosure Alternatives (HAFA) Short Sale Program.

What This Means to You as the Homeowner

We have agreed to accept \$4,680.00 as a short payoff ("Short Sale") for the above-referenced property and mortgage loan. Please accept this letter as a demand for payment and also as the formal demand statement to be used by the closing agent; therefore you must forward a copy of this letter to your closing agent. Please be aware that no additional statement will be issued. BAC Home Loans Servicing, LP will accept less than the amount due on the current second mortgage and, upon receipt of payment, will release you from any further responsibility for the outstanding mortgage balance.

The final HUD-1 should show the required funds for the short sale of your second mortgage and the above referenced amount should be taken from the proceeds of the home sale to be remitted to us by the closing agent. Since the proceeds will be taken from the sale of the home, there is no additional funds that will be needed at this time.

What You Should Know

Upon receipt of \$4,680.00 and a signed copy of the final short sale HUD-1 Form along with this letter (signed dated, and notarized), BAC Home Loans Servicing, LP will issue a release of the subordinate lien and charge off the remaining debt as an uncollectable balance. The difference between the remaining amount of principal owed and the amount that we receive from the sale must be reported to the Internal Revenue Service (IRS) on Form 1099C, as debt forgiveness. In some cases, debt forgiveness can be taxed as income. Therefore, we encourage you to contact the IRS or your tax preparer to discuss any potential tax liability.

We will continue to report your account to the major credit reporting agencies. When the transaction is completed, we will report that your loan was "paid in full for less than the full balance. We have no control over, or responsibility for, the impact of this report on your credit score. Visit <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm> to learn more about credit scores.

NEXT STEPS

1. Please confirm your acceptance of the terms in this letter by signing and dating the enclosed copy of this letter. Please note that this letter will need to be notarized prior to returning it to us.
2. A closing agent will contact you to discuss next steps for wiring funds to complete the transaction.
3. If Bank of America does not receive this signed agreement and the payment specified in this letter by **Expiration Date 9/23/2011** this offer will be cancelled.
4. A certified copy of the final estimated Settlement Statement must be reviewed by the closing officer 72 hours prior to closing. Please note that you cannot close without final approval of the closing costs.
5. A certified copy of the Final Settlement Statement along with the signed approval letter must be emailed to your closing officer the time of closing. In order to ensure the privacy and protection of your information, please contact us at 866-413-3757 (or "contact your Bank of America rep") to learn how you can send this information in a secure manner.

Payoff funds must be wired and must be received **within 48 business hours of the HUD-1 settlement date**, per the instructions below.

Bank of America
100 West 33rd St.
NY NY 10001
Routing #: [REDACTED]
Wire account #: [REDACTED]
Swift – [REDACTED]
Customer Loan#:
Customer Name:

Please note: Wire transfers must include the loan number, borrower's name and property address. **If the funds cannot be properly identified, they will be returned.**

We are here to help. Should you have any questions or need additional information, please call 1.866.413.3757. You can also seek assistance at no charge from U.S. Department of Housing and Urban Development-approved housing counselors by calling the HOPE Hotline Number (1.888.995.HOPE). Assistance in understanding this notice is available through the HOPE Hotline by asking for MHA HELP.

Home Affordable Foreclosure Alternatives (HAFA) Team
Bank of America, N.A.

By signing below, the undersigned hereby acknowledges and agrees to the terms stated in the above letter and understands that after the application of short sale proceeds that the status of the subordinate mortgage loan will be reported to the credit bureaus as paid in full for less than the full balance.

(Borrower)

Date

Notary

(Co-Borrower)

Date

Bank of America, N.A. is required by law to inform you that this communication is from a debt collector. However, the purpose of this communication is to let you know about your potential eligibility for this program to help you avoid foreclosure.