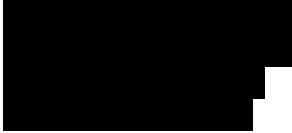


Chase
P.O. Box 469030
Glendale , CO 80246-9030



April 27, 2015



You're approved for a short sale

Account:

Property Address:



Wheatland, CA 95692-0000

Dear 

You've been approved for a short sale, which is to sell the property for less than the balance remaining on your mortgage loan. We accept your offer under the Home Affordable Foreclosure Alternatives (HAFA) Program. We'll accept a minimum of **\$116,281.66** and release the lien on your property, waiving any deficiency, which means you'll owe nothing more on the loan.

We must receive this payment in certified funds on or before 05/15/2015, or this offer becomes null and void.

This approval is subject to the following:

- A. **Terms:** The sale and closing comply with all terms and conditions of the sale approval agreement (the "Agreement").
- B. **Changes:** Any change to the terms and representations in the Agreement must be approved by us in writing. We aren't obligated to approve any changes.
- C. **Subordinate liens:** Before releasing any funds to holders of subordinate liens/mortgages, the subordinate lienholders must send a written notice to us and the closing agent that confirms:
 - They'll release their liens and you from all claims and personal liability related to the lien in exchange for a combined payment up to \$12,000 to all subordinate lienholders.
 - Payment for the release of any subordinate liens depends on the agreement of all subordinate lienholders to release their liens and you from personal liability.

- D. **Relocation incentive:** If the closing of the sale is consistent with the HAFA Agreement, you, a tenant or non-borrower occupant who occupies the property as a principal residence and is required to vacate as a condition of the sale will be entitled to an incentive payment up to \$10,000 to assist with relocation expenses. If the property is vacant, an incentive won't be paid. If the property is occupied by a tenant, we must receive a copy of the lease agreement and the Non-Owner Occupant Certification Form (enclosed in the package we recently sent you) before the tenant will be eligible to receive the relocation incentive. The tenant must vacate as a result of the sale under the HAFA program.

We'll instruct the settlement agent to pay you, the tenant or non-borrower occupant from the sale proceeds at the same time that all other payments are made, including the payoff of your first mortgage. The amount of the incentive depends on the number of units and must be split among the units. Only one payment per household/unit is provided for the relocation assistance, regardless of the number of borrowers/tenants.

We must receive a copy of the relocation incentive check or wire transfer by fax to 1-866-837-2043 (free of charge from any Chase branch).

If there is any positive balance in your escrow account, it won't be refunded to you. Once the sale closes, we'll apply any and all escrow funds to the outstanding balance on your loan to offset the investor's loss.

- E. **HUD-1 Settlement Statement:** We must receive a Preliminary HUD-1 Settlement Statement at least **48 hours** before the closing date. We must also receive the signed final HUD-1 Settlement Statement within **24 hours** after closing. All incentive payments must be reflected on the HUD-1 Settlement Statement showing the name of the recipient. Please send these statements by fax to **1-866-837-2043** (free of charge from any Chase branch).
- F. **Real estate commissions:** Real estate commissions paid from sale proceeds to the listing and selling brokers involved in the transaction cannot exceed 6% of the contract sale price. Neither you nor the buyer may receive a commission.
- G. **Bankruptcy:** If you are currently in bankruptcy or you file bankruptcy before closing, you must obtain any required consent or approval from the Bankruptcy Court.
- H. **Tax consequences:** We report cancellation of debt to the IRS. Completing this transaction may have implications on your state or federal taxes. Please contact a tax advisor for more information.
- I. **Consumer reporting:** Our acceptance of this sale is reported to various consumer reporting agencies and may have a negative effect on your credit rating. The impact of a short sale depends on your entire credit profile. For more information about your credit score, go to consumer.ftc.gov and click the "Money and Credit" tab, then "Credit and Loans," and then "How Credit Scores Affect the Price of Credit and Insurance."

J. Payment instructions: We must receive the payoff funds from the sale within 24 hours after closing. Please use the following wiring instructions or overnight mailing address and include your full loan number on the payment.

Wire: ABA # [REDACTED]
Account # [REDACTED]
Account name: Chase Default Payoff Account Client #156
Customer loan number: [REDACTED]

Overnight Mail: JPMorgan Chase Bank, N.A.
Attn: Short Sales
Mail Code OH4-7133
3415 Vision Drive
Columbus, OH 43219-6009

Our acceptance of your offer is only for the contract sale price of \$130,000.00 between you and [REDACTED] (the "Buyer").

If your current mailing address or phone number has changed, complete the attached Contact Information Update Form and fax it back to us at **1-866-837-2043** (free of charge from any Chase branch).

Here's what you need to do after closing

Please make sure you and/or your closing agent correctly follow all of these instructions or the lien will not be satisfied and the proceeds check will be returned. We must receive the final closing documents below by mail or fax within **24 hours** of receiving the funds:

Fax (preferred method): 1-866-837-2043 (Free of charge from any Chase branch)

Overnight Mail: Chase
710 South Ash Street, Suite 200
Glendale, CO 80246-1989

1. **Waiver of Funds-Fully executed, signed and dated.**
2. **Customer Contact Information Update Form-Fully executed, signed and dated.**
3. **Recorded Power of Attorney (if applicable)-if any documents are executed by someone other than the seller.**
4. **Home Affordable Foreclosure Alternatives Affidavit-Fully executed, signed and dated.**

Please call me at 1-877-496-3138 ext. 3285498 if you have any questions. You can also call us at one of the numbers below Monday through Thursday from 8 a.m. to midnight, Friday from 8 a.m. to 10 p.m. and Saturday from 8 a.m. to 1 p.m. Eastern Time.

Sincerely,



James R. Schenke
Chase
1-866-233-5320 ext. 3440011
1-800-582-0542 TTY
1-866-837-2043 Fax (Free of charge from any Chase branch)
www.chase.com

**Your dedicated Customer
Assistance Specialist is:**

Troy Berendsen
Direct phone number:
1-877-496-3138 ext. 3285498