



Reviewed.

February 12, 2010

To: Heather Cook
Phone: 623-824-4955
Fax: 602-532-7560

From: Frank
Direct: _____
Fax: 302-468-3069

Re: Loan Number _____
Borrower: _____

HUD APPROVAL IS REQUIRED PRIOR TO CLOSING

I am forwarding the attached demand letter for this short sale. Please note the following items listed below are required in order to accept payoff funds

Once completed, please overnight the following:

- Original Signed Hud-1 or Certified Copy
- Chase Waiver of Funds letter completed and signed by borrower(s)
- Approved Buyer for transaction: American Residential Properties
- Executed promissory note

In addition to the payoff listed on the demand letter, the Seller must execute and have notarized the enclosed Note for : \$0.00
payable to : _____

- Recorded copy of Power of Attorney
If any documents are signed with a power of attorney, the power of attorney MUST be Recorded. A certified copy of the recorded POA must be included with the payoff check.
- Short sale approval is contingent on the Jr. Lien releasing for:
\$0.00 *e*
- Net proceeds (NO WIRES, must be an official check)

Without these items we cannot complete this sale or supply a discharge of mortgage.

***** PLEASE NOTE NEW MAILING ADDRESS*****

Documents to:
Chase Home Finance
Attn: F
Mailstop: 501-2000
2210 Enterprise Drive
Florence, SC 29501

Funds to:
Chase Home Finance
Attn: Short Sale Department
Mailstop: OH4-7133
3415 Vision Drive
Columbus, OH 43219



The Escrow Holder is required to disburse escrow proceeds as follows:

FEES	APPROVED AMOUNT
County Taxes	\$196.28
Settlement or Closing Fees	\$214.99
Title Insurance	\$1,043.63
County Taxes 2nd Half '09	\$648.20
Hoa Fees	\$450.00
TOTAL COSTS	\$2,553.10

Any additional closing costs not indicated above will need to be paid by a party other than Chase, and must be approved in advance by Chase.

Non-allowable closing costs may include:

- Sub-Escrow Fee Recording Fees Loan Tie-In Fee
- 1099 Prep Fee Home Protection Plan Notary Fees
- Demand Fees Pad Reconveyance Fees
- Tracking Fees Wiring Fee Special Messenger/Mail Fee

Note: All Delinquent and prorated taxes are to be paid from the Seller unless otherwise stated.



February 12, 2010

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C 2155

RE: Borrower/Loan MAI 3
Property Address: 98
ME
(Terms and Escrow Instructions)

Dear Borrower:

This letter is to confirm that Chase has agreed to accept less than full payoff to release its lien interest for the referenced loan. The sales price is \$107,500.00 and the net proceeds to Chase must be no less than \$99,571.90 with a closing date of 02/26/2010. If this amount is not received within five (5) days of the scheduled close date, this offer shall become null and void and all amounts owed under the terms of the loan shall be due. The reduced payoff amount is subject to the following conditions and stipulations.

- * No other liens, judgements, repairs, or buyer's costs shall be paid through escrow without prior written permission from Chase.
- * Please execute and return the "Waiver of Funds" document, including the seller's mailing address prior to the close of escrow.
- * This transaction is between the Seller and Buyer as indicated on the certified HUD1. Any unauthorized title transfer or change of Buyer(s) will be a violation of this demand, making it immediately null and void.
- * Any overages must increase the net proceeds and any escrow/impound balances, which also include any insurance and property tax refunds. These will be applied to reduce the total debt of the loan.
- * The seller shall not receive any proceeds from the sale of the property.
- * Please fax the preliminary HUD-1 Settlement Statement to my attention for final review and approval 24 hours before closing to 302.468.2050
- * A certified, fully executed copy of Settlement Statement must be included with the certified payoff check.
- * The Seller's contribution amount shall be no less than \$ - towards the closing of this transaction, inclusive of the payoff demand referenced above.
- * A per-diem in the amount of \$ 23.26 will be charged starting the day after the scheduled close date until five (5) days of the scheduled close date unless prior written approval has been issued extending close of escrow.



Loan: 306

The Escrow Agent is required to disburse escrow proceeds as follows:

Real Estate Commission:	\$5,375.00
All other costs:	\$2,553.10
Total Closing Costs:	\$7,928.10

Any additional closing costs not indicated above will need to be paid by a party other than Chase , and must be approved in advance by Chase .

Please note that the payoff demand is inclusive of appropriate re-conveyance fee charged by Chase. Chase will instruct the Trustee, if applicable, to record a full reconveyance unless Chase receives contrary written instructions. Additionally, hazard insurance placed by Chase , if applicable, will be cancelled upon payoff of the loan. The terms of this agreement may constitute a forgiveness of debt for the referenced Seller. Chase will report any forgiveness of debt in accordance with Internal Revenue Service requirements. A tax accountant or attorney should be consulted to determine any tax reporting consequences.

The terms and conditions of this agreement shall be null and void if bankruptcy is filed by the Seller prior to the close of escrow and the sale is set aside by a bankruptcy court.

Chase or the Insurer have no obligation to any party concerning the sale, including but not limited to the buyer, sellers, brokers, contractors, escrow or title companies.

If you have any questions, please contact or fax me at the numbers listed on the cover letter.

Sincerely,

Senior Settlement Representative
Loss Mitigation Department

CC: Escrow Agent

Please direct all payoff checks, HUD-1 Settlement Statements or additional funds in accordance with payoff demands to:

******* PLEASE NOTE NEW MAILING ADDRESS*******

Documents to:

Chase Home Finance
Attn: Fraud Mitigation
Mailstop: 1
2210 Enterprise Drive
Florence, SC 29501

Funds to:

Chase Home Finance
Attn: Short Sale Department
Mailstop: OH4-7133
3415 Vision Drive
Columbus, OH 43219

***** Failure of the Escrow Agent to comply with these requirements may result in the breach of demand conditions/stipulations, thus making Chase's approval of this discounted payoff null and void.*****



Loan:

WAI
Chas
Attn
Mail
2210
Flori
RE:
Prope

Dear Loss Mitigation Department:

This letter will confirm that we relinquish all rights to receive any of the following monies in connection with the approved short payoff of the above referenced loan.

- * ESCROW BALANCE
- * BUYDOWN FUNDS BALANCE
- * LOSS DRAFT PROCEEDS
- * PORPERTY TAX REFUNDS
- * HAZARD INSURANCE REFUNDS

_____ Date

_____ Date

_____ 0 _____ Date

Seller's forwarding address:
