



Wells Fargo Home Mortgage
Telephone: 1-888-308-3964
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Correspondence: Attn: Short Sale Fulfillment
Mailcode: MAC T7422-010
4101 Wiseman Boulevard
San Antonio, Texas 78251
shortsales@wellsfargo.com

Hours of Operation: Mon-Fri, 8 AM - 5 PM or
Sat, 8 AM - 5:00 PM, CT

Date: JULY 25, 2012

Loan Number: [REDACTED]
Property Address: [REDACTED]
WILDOMAR, CA 92595

Subject: Demand Statement for Loan [REDACTED]

Dear [REDACTED] and [REDACTED]

Wells Fargo Home Mortgage approves the sale of the property referenced in the account information box above. This sale will result in a short payoff of the mortgage loan referenced above, and the mortgagor(s) by completing the short sale based on this Demand Statement, acknowledge and waive any and all rights to any escrow balance, insurance proceeds or refunds from prepaid expenses. Neither the seller nor any other party may receive any sale proceeds or any funds as a result of this transaction except as noted in this Demand Statement. In accordance with state and local laws, the Demand Statement may be voided at any time.

When Wells Fargo Home Mortgage receives the required payoff and all required documentation, we will arrange for the mortgage of record to be released. Wells Fargo Home Mortgage will notify the major credit bureau(s) to reflect "account paid in full with less than full balance" which should appear on the credit report within 60-90 days from the date of notification. However, Wells Fargo Home Mortgage is not a credit bureau and cannot control how or when the report will reflect information to other users of credit reports. Compliance with this Demand Statement coupled with release of the mortgage shall waive the bank's right to seek a deficiency under the loan documents or any of its other rights there under, and the obligations evidenced by the note.

What you need to know about foreclosure

Even though you have been approved for a short sale, it's important to understand that the foreclosure process may proceed at the same time. Foreclosure may continue and a sale date may be scheduled as you are actively working towards completing the short sale.

[REDACTED]

Please note, as part of the foreclosure process you may receive notices delivered by mail or see steps being taken to proceed with a foreclosure sale of your home. There isn't much time. So in order to help you, it's critical that you comply with the requirements of the short sale promptly.

Once certified funds are received and approval is final, a document releasing the mortgage will be sent to record this decision. If the property was in foreclosure, that action will stop when the terms of the approval are met.

Sale approval details

This approval is based on the purchase contract dated MAY 6, 2012 between [REDACTED] and [REDACTED], the seller(s), and [REDACTED] S/ [REDACTED] S, the buyer(s), for a purchase price of \$218,000 and in a HAFA closing an executed Request for Approval of Short Sale. The terms of our approval and instruction to the Settlement Agent are as follows:

1. The required payoff is \$194,174, scheduled for settlement on or before 8/24/2012. Your contribution and settlement costs for this transaction are:
 - Mortgagor payment
 - Cash at Closing: \$0
 - Promissory Note: \$0

Approved Seller Closing Costs: \$ 2,746

Relocation Assistance to [REDACTED] and [REDACTED] : \$3,000

Real Estate Commission: \$ 13,080

2nd Lien Payoff: \$ to

3rd Lien Payoff: \$ to

Please be advised that any reference to the junior lien holder payoff is contingent upon separate written approval of the transaction by the junior lien holder. Furthermore, if the junior lien holder is affiliated with Wells Fargo Bank, N.A. or any of its subsidiaries, the approval must be obtained separately. This does not constitute approval on behalf of any junior lien holder. In addition, if you have been approved for the Home Affordable Foreclosure Alternatives (HAFA) program, prior to releasing any funds to holders of subordinate liens and/or mortgages, the closing agent must obtain a written commitment from the subordinate lien holder that it will release Seller from all claims and liability relating to the subordinate lien in exchange for receiving the agreed upon payoff amount.

2. You as the Settlement Agent must contact Wells Fargo Home Mortgage no later than 48 hours before the scheduled settlement date and provide a copy of the final HUD-1 Settlement Statement. The final estimated HUD-1 must comply with the approval terms noted above and must contain complete buyer and seller information including a forwarding address for the seller. In addition, the Settlement Agent must provide the fully executed HUD Closing Worksheet for FHA loans. If settlement is delayed and/or rescinded, Wells Fargo Home Mortgage must be notified immediately to review the request and provide written approval, if granted per investor or mortgage insurance guidelines.

3. Furthermore you as the Seller, for and in consideration of the approval, closing and funding of the short payoff, agree that you will re-execute any documents after closing should any corrections be needed due to any typographical or clerical errors discovered in any or all of the closing documentation required to be executed at the time of settlement.