



WACHOVIA

Date: April 21, 2011

Loan Number: 0046483

Fax Number:

Name: Kendra Chui

Address:

Re: Seller(s):

Escrow Number: *Intentionally Left Blank*

Property Address:

Short Sale Demand

NORWALK, CA 90650

Dear Kendra Chui and Closing Agent:

Wachovia Mortgage, a division of Wells Fargo Bank N.A., has agreed to accept a short sale of the loan referenced above in connection with the sale of the property securing the debt contingent upon the following conditions indicated with an "X" below being met:

Wachovia shall receive the entire net proceeds, from the sale of the property but not less than \$172,970.00 in cash or certified funds (which may include a contribution from the Seller). Any residual proceeds that exceed the amount stated shall also be forwarded to Wachovia. The amount stated above is *subject to change without notice* in the event Wachovia advances additional funds for taxes, insurance or other costs, through the date the sale is closed.

Deficiency letter executed by all Sellers, notarized and the original returned to Wachovia no later than 5 business days after closing.

Promissory Note for \$0.00 executed and notarized by all Sellers and the original returned to Wachovia no later than five (5) business days after closing or a cash contribution of \$0.00 from the Seller in lieu of an executed promissory note. By providing a promissory note or a cash contribution, a deficiency will not be pursued.

Neither the Seller, Buyer nor any Junior Lien Holders to Wachovia (unless specified in this document) shall receive any proceeds from the sale of the property listed above or cash from other sources connected with the transaction.

Chase shall receive an amount no greater than \$3,000.00 from the proceeds of the sale or cash from other sources connected with the transaction from the sale of the property listed above, subject to its lien being recorded as of the date of this letter.

_____ will receive an amount no greater than \$5,000.00 from the proceeds of the sale or cash from other sources connected with the transaction from the sale of the property listed above if the settlement date is on or before June 21, 2011.

Commissions shall not exceed 6% of the final sales price. If the settlement date on the final HUD-1 is after June 21, 2011 the commissions shall not exceed 6%.

If Seller[s] file Bankruptcy prior to the completion of the terms of this Short Sale Demand, the Short Sale Demand shall be null and void. Any sales proceeds may be returned to the Title Company or Closing Agent if the material terms of this demand were not completed prior to the Bankruptcy filing.

If Seller[s] provide written instructions to Wachovia withdrawing their short sale request prior to the completion of the terms of this Short Sale Demand, the Short Sale Demand shall be null and void.

Any relationships between Seller, Buyer, Agents, and/or Escrow/Title Companies must be disclosed in writing and made known to Lender up front prior to a demand being issued. Failure to do so may result in the Demand being declared void at anytime prior to close of escrow.

Buyer is not an employee of Wells Fargo, Wachovia or one of its subsidiaries.

Wachovia's acceptance of short sale proceeds is contingent upon there being no other pending escrow transaction involving the future transfer of the property listed above upon completion of the short sale. If such future transfer is contemplated or such escrow is pending, then this Short Sale Demand shall be null and void.

Provide a copy of the HUD1 via email to **SHORTSALES@WELLSFARGO.COM** A **MINIMUM OF 5 DAYS PRIOR TO CLOSING.**

All funds paid to Wachovia shall be in the form of a wire, certified bank check, or a check drawn on a trust account. The funds specified above and a copy of the final HUD-1 statement shall be delivered to the following address before 5:00 p.m., Central Time on April 22, 2011.

Delivery Address

Wachovia Mortgage
Attn: Short Sale Fulfillment
Mailcode: MAC T7422-010
4101 Wiseman Boulevard
San Antonio, Texas 78251

Wire Instructions

Wachovia Mortgage
ABA No. 053000219
Account No. 01131510715324
Ref: Seller's Name & Loan Number

Please be advised that Wachovia reserves the right to pursue any deficiency in relation to this Short Sale and will not waive any rights, recourse or remedies in pursuit of the same and as allowed by law.

This Short Sale Demand shall terminate and the instructions contained in this letter shall become void at 5:01 p.m. Central Time on April 22, 2011. Full reconveyance or release of Wachovia's lien will be provided within a reasonable time following full compliance with all of the conditions listed above. We also ask that you provide a forwarding address for the Seller(s) to facilitate future notice requirements.

Shermeta, Adams & Von Allmen, P.C.
Licensed to practice law in Michigan and Ohio only
Agents for J.P. Morgan Chase Bank, N.A.

P.O. Box 80908
Rochester Hills, MI 48308
(855) 824-1000

5/9/2011

Norwalk, CA 90650

RE: / Short Sale
Property:
Norwalk, CA 90650
JPMC #: ****7354 / SA&V #: 227254

We acknowledge that you may be under the protection of the United States Bankruptcy Code. We do not intend this letter to be a demand for collections. Please accept this letter as confirmation that the sum of \$3,000.00 will be considered as a settlement in full on the above referenced loan. J.P. Morgan Chase will send a satisfaction of lien and security interest in the above referenced property to the appropriate county recorder's office once the funds are received within the time required by this letter and posted to the loan account. This agreement has been entered into solely with respect to the satisfaction of the outstanding lien on the subject property and not as an attempt to impose personal liability on any party that has previously filed for protection under applicable bankruptcy laws.

This settlement offer is conditioned upon us receiving, in our office, a certified check in the amount stated above no later than 5/31/2011; otherwise it will automatically expire and be withdrawn.

To avoid processing delays, please reference the SA&V file number 227254 and make the check payable to Chase. The check must be sent to:

Regular Mail
Shermeta, Adams & Von Allmen
P.O. Box 80908
Rochester Hills, MI 48308

Overnight Mail
Shermeta, Adams & Von Allmen
901 Tower Drive, Suite 400
Troy, MI 48098

No restrictive endorsements are permitted on the certified funds check. If you have any questions or concerns, please contact our office at (855) 824 -1000.

Sincerely,


Lynnmarie Glowski
Shermeta, Adams & Von Allmen

Notice: We are debt collectors, attempting to collect debts on behalf of our client. Any information obtained will be used for that purpose.