



Green Tree Servicing LLC
P.O. Box 6172
Rapid City, SD 57709-6172

September 25, 2013

46891 EATON TERRACE
STERLING, VA 20164

Re: Our Account Number:

Property Address: 46891 EATON TERR
STERLING, VA 20164

Settlement in Full

Dear

The current payoff on your above-referenced account is \$ _____ Please be advised that Green Tree Servicing LLC² ("Green Tree") has approved the proposed short payoff subject to the following conditions:

1. Approval is contingent upon Green Tree receiving proof of escrow/settlement being opened.
2. Close of escrow is to be on or before 10/28/2013.
3. Gross contract sales price is \$ _____
4. Green Tree will accept and consider payment in the amount of \$ _____ on the account as a settlement in full.
5. Maximum net sales proceeds to the 2nd lien of \$ _____
6. Maximum commissions to agent of \$ _____
7. Maximum closing costs \$ _____ which excludes: third party short sale negotiation fees, third party short sale processing fees, escrow pad, pest inspections, home warranties, and water, sewer or utility fees.
8. Send separate wires for each loan if there are multiple loans to Green Tree.
9. Parties other than Green Tree must absorb (pay) any additional unapproved closing costs.

Any funds in your escrow account will be applied to your remaining loan balance. Upon receipt and verification of good funds, Green Tree will release the deed of trust/mortgage and the Note will be settled in full.

This offer is expressly conditioned upon Green Tree's receipt of the funds by 10/28/2013.

If this offer is based upon a cash settlement, please assure good funds are received by Green Tree by 10/28/2013. You may use the wiring instructions referenced below to send your settlement funds.

If this offer is conditioned upon the sale or refinance of the collateral securing the above-referenced account, Green Tree must receive all available funds from the sale or the closing of the new loan not to exceed the full payoff amount of the existing loan. You have represented to Green Tree that there are no additional funds available from the sale or refinance of the property and that you shall receive no funds, either directly or indirectly, from the sale or the closing of the new loan. If any additional funds become available, you must instruct the title company to disburse the funds to Green Tree.

¹ BECAUSE OF INTEREST, LATE CHARGES, AND OTHER CHARGES THAT MAY VARY FROM DAY TO DAY, THE AMOUNT DUE ON THE DAY YOU PAY MAY BE GREATER. HENCE, IF YOU PAY THE AMOUNT SHOWN ABOVE, AN ADJUSTMENT MAY BE NECESSARY AFTER WE RECEIVE YOUR CHECK, IN WHICH EVENT WE WILL INFORM YOU BEFORE DEPOSITING THE CHECK FOR COLLECTION. FOR FURTHER INFORMATION, CONTACT CUSTOMER SERVICE AT THE ABOVE-REFERENCED ADDRESS OR TOLL FREE NUMBER.

² Green Tree Servicing LLC and related entities, including, for certain accounts, in Pennsylvania, Green Tree Consumer Discount Company.

A copy of the final HUD-1 or settlement statement, Short Sale Affidavit and tracking information must be faxed to me at the time of closing to

On the date of closing, please direct the title company to remit the above-referenced amount by wire transfer using the following instructions:

Wiring Instructions:

ABA:

Account:

Account Name: Green Tree Servicing LLC

Bank Name: Bank of America

Bank Address:

Bank City:

Bank State: NY

Bank Zip: 10038

Account #:

Please include the above-referenced account number with your payment.

After we receive your settlement amount, we will consider your loan paid in full. We will report your loan to the major consumer reporting agencies as "[a]ccount paid in full for less than the full balance."⁴ In addition, we are required by law to report the amount of the debt that is forgiven to the Internal Revenue Service (IRS).

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than \$ _____ until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

If you have any questions, please call me at _____

Thank you for your assistance.

Sincerely,

Green Tree

Monday - Friday, 7:00 a.m. - 8:00 p.m. Central Time or on Saturday, 7:00 a.m. - 1:00 p.m. Central Time

Enclosures: Short Sale Affidavit

cc: via facsimile

This communication is from a debt collector. It is an attempt to collect a debt, and any information obtained will be used for that purpose.

³ Green Tree's policy prohibits it from providing any instructions to settlement agents or the customer regarding the completion of the HUD-1.

⁴ This description may vary by consumer reporting agency.

Bank of America



Home Loans

Mail Stop AZ1-805-03-04
2505 W. Chandler Blvd.
Chandler, AZ 85224

46891 Eaton Ter
Sterling, VA 20164

Notice Date: October 22, 2013

Loan No.:

Property Address:
46891 Eaton Terr
Sterling, VA 20164

IMPORTANT MESSAGE ABOUT YOUR LOAN

This letter serves as Bank of America, N.A.'s demand for payment and advises you that Bank of America, N.A. and/or its investors and/or insurers have agreed to accept a short sale involving the above-referenced property and the referenced subordinate account(s). This demand should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer from the buyer referenced in this letter.

WHAT THIS MEANS TO YOU

The owner of your mortgage note, the mortgage insurer (if your loan is covered by mortgage insurance), and Bank of America, N.A. waive their right to pursue collection of any deficiency following the completion of your short sale and your debt is considered settled.

When the deficiency is forgiven, you are no longer responsible for repayment of that amount, and it will not be sold or transferred later to a third-party for collection.

This short sale transaction will create a deficiency because your total outstanding debt will not be paid in full from the proceeds of the sale. The deficiency will equal the remaining balance due under the mortgage note and mortgage or deed of trust, after subtracting (1) the amount of cash proceeds we receive from the closing of the short sale and (2) any cash contribution that you are required to make at or before the closing.

The estimated amount of your deficiency is \$. The estimated amount of this deficiency you will be responsible for is \$0.00. These estimates represent the combined deficiency and remaining obligation for all of the loans referenced above.

We will report any debt forgiven to the IRS. Currently, federal law provides for certain exceptions to tax liability when debt is forgiven in connection with a foreclosure prevention transaction. In order to know whether you qualify for one of these exceptions and what other tax impacts this transaction may have for you, we recommend that you contact your tax advisor. Additional information can also be found at www.irs.gov.