



Home Preservation Team  
 Mac X2303-01N  
 One Home Campus  
 Des Moines, IA 50328

March 31, 2014

RE: **Short Sale Approval**  
 Account #:  
 Property: STREAMSIDE CT DUMFRIES, VA 22025  
 Buyer(s):

Dear Borrower(s):

This Short Sale Approval Letter serves to confirm that Wells Fargo Bank, N.A. (Wells Fargo) has approved your request for a short sale of the above-referenced Property, and is an agreement between you and Wells Fargo as to the terms of the short sale of the Property referenced below.

Wells Fargo must receive written acceptance of this Short Sale Approval by you on or before May 15, 2014. To accept, you must sign, date and return the original of this Approval Letter, along with the enclosed Lender's Terms and Conditions for Approval Consideration (Lender's Terms and Conditions), signed and dated by all parties to the short sale indicated on the Lender's Terms and Conditions. The original signed and dated Short Sale Approval Letter and Lender's Terms and Conditions must be returned to Wells Fargo in the enclosed envelope. You acknowledge that the terms, conditions and representations set forth in the Lender's Terms and Conditions are incorporated in and made a part of this Short Sale Approval Letter by this reference. If the original, signed and dated Short Sale Approval Letter and Lender's Terms and Conditions are not received by May 15, 2014 or are altered in any manner, the approval becomes null and void. Any requested changes to the stated terms and condition in the Short Sale Approval Letter or Lender's Terms and Conditions must be requested in writing by you, and/or our legal representative and approved in writing by Wells Fargo.

The APPROVAL TERMS AND CONDITIONS are:

- 1) This is specific to your above-referenced Wells Fargo Home Equity Account. Separate approval is required for all other liens including Wells Fargo liens securing other accounts owned or serviced by Wells Fargo or its affiliates.
- 2) The closing (settlement date) and funding to be no later than May 15, 2014.
- 3) The borrower(s) is to net \$0.00 (zero) from the sale.
- 4) The real estate agents' commissions to be withheld from the net proceeds check are \$ \_\_\_\_\_ of the contract sales price).
- 5) The amount paid to Wells Fargo must be \$ \_\_\_\_\_ (Net to Wells Fargo), or greater. In addition to the Net to Wells Fargo, Wells Fargo is entitled to all proceeds from the sale except those necessary to pay off any senior liens, amounts set forth above, and customary seller's closing costs
- 6) The property must be sold "as is" for purchase price of \$ \_\_\_\_\_
- 7) The sale must be an "arm's length transaction." This means the parties to the transaction (buyer, seller, and their respective agents) cannot have a close personal or business relationship. Also, the Buyer and Seller, and/or any agent of the Buyer or Seller, cannot knowingly misrepresent the fair market value of the property during this sale/purchase of the property Any knowing violation of the arm's length transaction requirement or misrepresentation of the fair market value may cause this approval to be void and Wells Fargo may pursue available remedies at law.
- 8) Borrower(s) cash contribution at closing is: \$0.00