



Chase Home Finance LLC  
 2901 Kinwest Pkwy Suite 300  
 Irving TX 75063  
 866-234-1342

October 26, 2010

RE: Loan [REDACTED]  
 Borrower(s) [REDACTED] Buyer(s) [REDACTED]

Property Address 11349 Aristotle Dr #6-301  
 Fairfax VA 22030

To Whom It May Concern:

This letter will confirm Chase Home Finance LLC's (Chase) approval of the sales contract pertaining to the above referenced property for \$231,000.00 between the above parties. ***Please be advised this is not the final approval for the referenced sale.*** Once the HUD-1 is approved, closing instructions will be issued and the closing may occur. ***The property must be lien free at the time of closing.*** It is our understanding that the following are the expenses to the seller:

<b>Actual proceeds (sales price)</b>	\$231,000.00
<b>Seller's closing costs</b>	
Broker Commission	\$11,550.00
Jr Lien Payoff	\$0.00
Buyers Closing Cost	\$0.00
Sellers Closing Costs	\$3,800.78
Taxes	\$1,088.38
Seller Contribution	\$2,000.00
<b>Total Proceeds to be received by Chase:</b>	<b>\$216,560.84</b>

The amount paid to Chase is for the release of Chase's security interest(s), and we will waive the remaining deficiency balance on the account, totaling \$103,359.16 .

The Borrower's costs and contributions are estimates provided by the Escrow Company. Chase, under no circumstances will accept less than the approximate net amount stated and may require additional funds if actual costs are less than those provided by the Escrow Company.

It is our understanding that escrow will close on or before 11/26/2010 As this approval is based on figures good through this date, Chase must be advised if there is a postponement of the closing. Additionally, should any variances occur in the approved transaction, Chase must be contacted to approve the changes. Chase is under no obligation to approve the changes and may require the revision of submitted changes.

If Chase does not approve changes, Chase may rescind its approval of the sale. **If we approve an extension of the closing date per diem interest may be assessed.**

Further requirements of this approval are as follows:

1. Any required borrower contributions (\$2,000.00 ) are to be paid at closing regardless of net from the sale. Chase shall not accept less than the stated net amount. Borrower shall be responsible for any additional costs, which may cause the true net amount to be less than the net amount stated.
2. The borrower (seller) must net zero. All proceeds are to be remitted to the lender. All amounts remaining and retained by borrower shall automatically be assigned to lender even if proceeds exceed the approved net amount. **Neither the borrower nor any other party may receive any sales proceeds or any other funds as a result of this transaction.** The borrower must assign to Chase any rights to escrow funds, insurance proceeds, or refunds from prepaid expenses. Chase can apply the proceeds of the sale to the outstanding indebtedness in any manner that Chase should elect.
3. **The final proposed HUD-1 settlement statement shall be faxed to Chase for final approval no later than 72 hours before the closing date (excluding weekends and holidays) or Chase may rescind its approval of the sale. Once the closing statement is received and approved, closing instructions will be sent to the closer.**
4. All pro-rations are to be figured to the date of closing and are considered final. Tax pro-rations are to be based on not more than 100% of actual tax.
5. **Please wire funds to the following account:**

<del>(Overnight Delivery)</del>	<del>(Wire)</del>
<del>Chase</del>	<del>JPMorgan Chase</del>
<del>Short Sales</del>	<del>Short Sales</del>
<del>Mail Code: OH4-7129</del>	<del>Bwr acct#:</del>
<del>3415 Vision Drive</del>	<del>Beneficiary # 323553729</del>
<del>Columbus, OH 43224-0785</del>	<del>ABA: 021000021</del>
<b>Overnight mail to:</b>	<b>Funds to be wired to:</b>
Chase Short Sales	JPMORGAN Chase ____
Mail Code: OH4-7129	Short Sale
3415 Vision Drive ____	Bank # 323553729
Columbus, OH 43224-0785	Customer: [REDACTED]
	ABA: 021000021
	Loan Acct#: [REDACTED]

**If the final closing instructions are not followed in their entirety, the lien will not be satisfied and the proceeds check will be returned.**

Sincerely,

Wilfredo Ruelas  
Loss Mitigation Short Sales  
Chase Home Finance LLC  
Phone 866-234-1342 x3223268  
Fax # 972-852-9940  
Email: wilfredo.ruelas@chase.com



Chase Home Finance LLC  
 2901 Kinwest Pkwy Suite 300  
 Irving TX 75063  
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October 27, 2010

RE: Loan [REDACTED]  
 Borrower(s) [REDACTED] Buyer(s)

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To Whom It May Concern:

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Jr Lien Payoff	\$0.00
Buyers Closing Cost	\$0.00
Sellers Closing Costs	\$3,800.78
Taxes	\$1,088.38
Seller Contribution	\$0.00
<b>Total Proceeds to be received by Chase:</b>	<b>\$0.00</b>

The amount paid to Chase is for the release of Chase's security interest(s), and we will waive the remaining deficiency balance on the account, totaling \$38,284.04 .

The Borrower's costs and contributions are estimates provided by the Escrow Company. Chase, under no circumstances will accept less than the approximate net amount stated and may require additional funds if actual costs are less than those provided by the Escrow Company.

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If Chase does not approve changes, Chase may rescind its approval of the sale. **If we approve an extension of the closing date per diem interest may be assessed.**

Further requirements of this approval are as follows:

1. Any required borrower contributions (\$0.00 ) are to be paid at closing regardless of net from the sale. Chase shall not accept less than the stated net amount. Borrower shall be responsible for any additional costs, which may cause the true net amount to be less than the net amount stated.
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3415 Vision Drive ____	Bank # 323553729
Columbus, OH 43224-0785	Customer: [REDACTED]
	ABA: 021000021
	Loan Acct#: [REDACTED]

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Sincerely,

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Loss Mitigation Short Sales  
Chase Home Finance LLC  
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Email: wilfredo.ruelas@chase.com