



# Washington Mutual

## HOME LOANS

DATE 06/02/09

TO: VINH TRUONG  
PHONE NUMBER: 713-827-3101  
FAX NUMBER: 713-827-3202 3102

FROM: Georgette Antolik  
904-886-6327 (DIRECT)  
(206-926-6542 (FAX)

PAGES: 4 RE: LN # 0697253011/0697329472/CHAVEZ

**Please send HUD1 24 hours prior to closing for approval.**

I am forwarding the demand letter for this short sale. Once completed, please overnight the following:

- Signed Hud-1
- WaMu Waiver of Funds letter signed by borrower(s)
- Executed promissory note, if applicable
- Net proceeds (**NO WIRES**, must be an official check)
- Recorded copy of Power of Attorney
- Short sale approval is contingent on the Jr. Lien releasing for \$ \_\_\_\_\_

Without these items we cannot complete this sale or supply a discharge of mortgage.

**VERY IMPORTANT --- PLEASE RETURN TO:**  
WASHINGTON MUTUAL BANK  
ATTN: LOSS MIT /FL5-7201/Georgette Antolik  
7255 BAYMEADOWS WAY  
JACKSONVILLE, FL 32256

THIS MESSAGE MAY CONTAIN CONFIDENTIAL INFORMATION. WE PROVIDE CUSTOMER INFORMATION TO OTHERS ONLY UNDER CERTAIN CIRCUMSTANCES, AND BASED ON REPRESENTATIONS THAT EACH APPLICABLE CUSTOMER HAS AUTHORIZED THE DISCLOSURE. IF ANY PERSON MAKES A FALSE OR MISLEADING REPRESENTATION TO OBTAIN CUSTOMER INFORMATION, THAT PERSON MAY HAVE COMMITTED A FEDERAL CRIME, AND WE MAY REPORT ANY SUCH INCIDENT TO THE PROPER AUTHORITIES. IF YOU RECEIVED THIS IN ERROR, PLEASE NOTIFY THE SENDER BY REPLY FAX OR EMAIL AND DELETE THIS MESSAGE. IF YOU PROPERLY RECEIVED THIS MESSAGE, YOU MAY USE AND DISTRIBUTE IT ONLY IN ACCORDANCE WITH OUR INSTRUCTIONS AND APPLICABLE LAW. CHASE AND ITS AFFILIATES DO NOT REPRESENT, WARRANT OR GUARANTEE THAT THE INTEGRITY OF THIS COMMUNICATION HAS BEEN MAINTAINED NOR THAT THE COMMUNICATION IS FREE OF ERRORS, VIRUSES OR INTERFERENCE.

June 2, 2009



**SANTOS CHAVEZ**  
 N/A  
 N/A  
 13914 PROSPECT POINT DR  
 CYPRESS TX 77429

RE: Borrower/Loan # **CHAVEZ** 0697253011 and 0697329472  
 Property Address: 13914 PROSPECT POINT DR  
 CYPRESS TX 77429  
 (Terms and Escrow Instructions)

Dear Borrower:

This letter is to confirm that Washington Mutual Bank has agreed to accept less than full payoff to release its lien interest for the referenced loans. The sales price is \$219,000.00 and the net proceeds to Washington Mutual Bank for both loans must be no less than \$204,217.00 with a closing date of 07/10/2009.

Separate proceeds checks must be sent for each loan. Under this agreement, the net proceeds applied to loan number 0697253011 will be \$202,217.00 and the net proceeds applied to loan number 0697329472 will be \$2,000.00.

If these amounts are not received within five (5) days of the scheduled close date, this offer shall become null and void and all amounts owed under the terms of the loans shall be due. The reduced payoff amount is subject to the following conditions and stipulations.

- \* No other liens, judgements, repairs, or buyer's costs shall be paid through escrow without prior written permission from Washington Mutual Bank.
- \* Please execute and return the "Waiver of Funds" document, including the seller's mailing address prior to the close of escrow.
- \* This transaction is between the Seller and Buyer as indicated on the certified HUD1. Any unauthorized title transfer or change of Buyer(s) will be a violation of this demand, making it immediately null and void.
- \* Any overages must increase the net proceeds and any escrow/impound balances, which also include any insurance and property tax refunds. These will be applied to reduce the total debt of the loan.
- \* The seller shall not receive any proceeds from the sale of the property.
- \* Please fax the preliminary HUD-1 Settlement Statement to my attention for final review and approval 24 hours before closing to 206-926-6542
- \* A certified, fully executed copy of the final HUD-1 Settlement Statement must be included with the certified payoff check.
- \* The Seller's contribution amount shall be no less than \$ - towards the closing of this transaction, inclusive of the payoff demand referenced above.
- \* A per-diem in the amount of \$45.02 will be charged starting the day after the scheduled close date until five (5) days of the scheduled close date unless prior written approval has been issued extending close of escrow.

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CHAVEZ

Loan: 0697253011 and 0697329472

**The Escrow Agent is required to disburse escrow proceeds as follows:**

Real Estate Commission:	\$10,950.00
All other costs:	\$3,833.00
Total Closing Costs:	<u>\$14,783.00</u>

**Any additional closing costs not indicated above will need to be paid by a party other than Washington Mutual Bank, and must be approved in advance by Washington Mutual Bank.**

Please note that the payoff demand is inclusive of appropriate re-conveyance fee charged by Washington Mutual Bank. Washington Mutual Bank will instruct the Trustee, if applicable, to record a full reconveyance unless Washington Mutual Bank receives contrary written instructions. Additionally, hazard insurance placed by Washington Mutual Bank, if applicable, will be cancelled upon payoff of the loan.

The terms of this agreement may constitute a forgiveness of debt for the referenced Seller. Washington Mutual Bank, will report any forgiveness of debt in accordance with Internal Revenue Service requirements. A tax accountant or attorney should be consulted to determine any tax reporting consequences.

The terms and conditions of this agreement shall be null and void if bankruptcy is filed by the Seller prior to the close of escrow and the sale is set aside by a bankruptcy court.

Washington Mutual Bank or the Insurer have no obligation to any party concerning the sale, including but not limited to the buyer, sellers, brokers, contractors, escrow or title companies.

If you have any questions, please contact me at 904-886-6336 or fax me at 206-926-6542 .

Sincerely,

Georgette Antolik  
Senior Settlement Representative  
Loss Mitigation Department

CC: Escrow Agent

**VERY IMPORTANT!!!!**

Please direct all payoff checks, HUD-1 Settlement Statements or additional funds in accordance with payoff demands to:

**Washington Mutual Bank  
ATTN: Georgette Antolik  
MAILSTOP: JAXA2000  
7255 Baymeadows Way  
Jacksonville, FL 32256**

**\*\*\* Failure of the Escrow Agent to comply with these requirements may result in the breach of demand conditions/stipulations, thus making Washington Mutual's approval of this discounted payoff null and void.\*\*\***