



WaMu®



**Washington Mutual Bank
Home Equity Line of Credit
Hours: 9am-6pm EST (Mon-Friday)**

FROM: Roxann Beneby

Office: 904-462-2568

Right fax: 206-494-4468

TO: Vinh Nguyen

FAX: 713 827 3102

DATE:

RE:

FYI ___ FOR REVIEW ___ URGENT PLEASE CALL ___ REPLY ___

PHONE:

PAGES:
(Including cover page)

MESSAGE: HUD MUST BE APPROVED 48 HOURS PRIOR TO CLOSING BY A WASHINGTON MUTUAL CLOSER. PLEASE BE ADVISED IF YOU DO NOT CLOSE ON TIME YOU WILL BE RESPONSIBLE FOR THE PER-DIEM ON EACH LOAN. THE PER-DIEM IS NON-NEGOTIABLE. PLEASE MAKE SURE YOU SEND SIGNED HUD AND CHECKS OVERNIGHT ONLY!



Loss Mitigation
7255 Baymeadows Way
Jacksonville, FL 32256
Phone: 866-500-8507

May 13, 2009

NGUYEN, LAN BACH
7655 S BRAESWOOD BLVD APT 32
HOUSTON, TX 77071

IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO COLLECT A DEBT, OR AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY

WE ARE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Re: WAMU Loan No. **704387513**
Property Address: **8106 GLEN VALLEY DR**
HOUSTON, TX 77061

Dear **LAN BACH NGUYEN**

Subject to the following terms and conditions, this letter confirms that Washington Mutual has agreed to accept less than the full amount due to release its interest in the property securing the above referenced loan.

1. The net sale proceeds will not be less than **\$73,800.00**.
2. If the closing costs are less, the additional proceeds must be remitted to Washington Mutual Bank. **LAN BACH NGUYEN** must not receive any funds at closing.
3. We must review a final HUD 1 settlement statement **48 hours** prior to closing for final approval.
4. This approval is valid until **JUNE 15, 2009**. Closing after this date will require further approval.
5. This loan will continue to report to the credit bureaus reflecting the payment history and the deficiency balance, until the balance has been paid in full.

6. We recommend that you contact your tax advisor to discuss any potential federal tax implications.
7. **Should title to the property be transferred in whole or in part prior to the close of escrow, this approval will be canceled without further notice.**
8. **If bankruptcy is filed, the terms and conditions of this letter will be canceled without further notice.**
9. The remittance check, in certified funds only, must be made payable to Washington Mutual Bank and mailed with a signed copy of the final HUD 1 statement to:

**Washington Mutual Bank
ATT: CASH DEPARTMENT
Mailstop: JAXB2007
7301 Baymeadows Way
Jacksonville, FL 32256**

By accepting the above amount to release our interest in the property, it does not discharge you of the liability for the deficiency balance on the loan. If you have not already made acceptable payment arrangements for the deficiency balance, please contact our Recovery Department at 1-866-497-4038 to arrange an acceptable method for payment of the deficiency balance of: **\$84,483.93.**

Should you have any questions, do not hesitate to contact me directly at 904-462-2568 between the hours of 9:00 a.m. and 6:00 p.m., Eastern Time, Monday through Friday...

Sincerely,

Roxann Beneby

WAMU is now part of CHASE
Home Equity Operations
Early Loss Mitigation
Direct: 904-462-2568
Fax: 206-494-4468