



Wells Fargo Home Mortgage
MAC X7801-01K
3476 Stateview Blvd
Fort Mill, SC 29715

February 28, 2011

[Redacted]

Haymarket VA 20169

Dear R [Redacted]

RE: Demand Statement for L [Redacted] Client 708
Projected Settlement Date 03/28/11
Property Address [Redacted]
Haymarket VA 20169

Wells Fargo Bank, N A approves the sale of the above referenced property. This sale will result in a short payoff of the mortgage, and the mortgagor(s) acknowledge they waive any and all rights to any escrow balance, insurance proceeds or refunds from prepaid expenses. Neither the mortgagor nor any other party may receive any sale proceeds or any funds as a result of this transaction except as noted in this Demand Statement. As agreed, when we receive the sale proceeds and all required documentation, we will notify the credit bureau to reflect "agreed settlement short of full payment" which would appear on the credit report within 60-90 days from the sale date and within 60-90 days from the date of notification and waive any deficiency rights, if applicable.
Sale approval details

This approval is based on the purchase contract dated 01/21/11 between [Redacted] the seller(s), and Tammy Zeigler And, the buyer(s), for a purchase price of \$ 265,500.00. The terms of our approval and instruction to the Settlement Agent are as follows:

1. The required payoff is \$ 238,976.00, scheduled for settlement on or before 03/28/11. Your contribution and settlement costs for this transaction are:

Mortgagor contribution:

Cash at Closing: 0.00

Promissory Note: 0.00

Approved Seller Closing Costs:

Real Estate Commission: 15,930.00

concessions 3% 7,965.00

taxes 1,130.00

settlement fees 700.00

HOA fees 350.00

grantors tax 274.00

deed prep 175.00

LW100/QXP/pg.1

RES
/



Wells Fargo Home Mortgage
MAC X7801-01K
3476 Stateview Blvd
Fort Mill, SC 29715

Page 3

RE: Loan Number [REDACTED]

Failure to comply with any of these requirements will result in the transaction re-closing. Once certified funds are received and approval is final, a document releasing the mortgage will be sent to record this decision. If the property was in foreclosure, that action will stop when the terms of the approval are met.

Contact Us with Questions

Thank you for your courtesy and cooperation. If you have questions or need additional information, please call us at (866) 903-1053, Monday through Friday, 8 AM to 8 PM, Central Time.

Sincerely,

LW098/Q

-->XP/pg.3

We are required by the Fair Debt Collection Practices Act to inform you that if your loan is currently delinquent or in default, as your loan servicer, we will be attempting to collect a debt, and any information obtained will be used for that purpose. However, if you have received a discharge, and the loan was not reaffirmed in the bankruptcy case, we will only exercise our right as against the property and are not attempting any act to collect the discharge debt from you personally.

With respect to those loans located in the State of California, the state Rosenthal Fair Debt Collection Practices Act and the federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work. For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt. Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or www.ftc.gov.

2AS
+