

**Important information on your short sale approval notice enclosed.**

CHANDLER, AZ 85249

**Property Address:**

CHANDLER, AZ 85249

Dear

Bank of America NA, the Bank of America company that services your second mortgage, wants to provide you with information to help you make the right decision regarding the above-referenced subordinate or second mortgage. After reviewing your subordinate lien request, we are pleased to let you know that the short sale offer is **accepted** under the federal government's Home Affordable Foreclosure Alternatives (HAFA) Short Sale Program.

**What This Means to You as the Homeowner**

We have agreed to accept \$6,000.00 as a short payoff ("Short Sale") for the above-referenced property and mortgage loan. Please accept this letter as a demand for payment and also as the formal demand statement to be used by the closing agent; therefore you must forward a copy of this letter to your closing agent. Please be aware that no additional statement will be issued. Bank of America NA will accept less than the amount due on the current second mortgage and, upon receipt of payment, will release you from any further responsibility for the outstanding mortgage balance.

The final HUD-1 should show the required funds for the short sale of your second mortgage and the above referenced amount should be taken from the proceeds of the home sale to be remitted to us by the closing agent. Since the proceeds will be taken from the sale of the home, there is no additional funds that will be needed at this time.

**Next Steps**

1. Please confirm your acceptance of the terms stated in this letter by signing and dating below. Please return the letter to us by January 27, 2012 by faxing it to n/a or mailing it to us at:  
Bank of America, NA  
Mailstop: TX2-982-03-02  
7105 Corporate Dr.  
Plano, TX 75024
2. Within 48 hours of the HUD-1 settlement date, the closing agent must send the payoff funds by one of the following methods:
  - a. Overnight a certified check made payable to **Bank of America** with a copy of this agreement to:  
N/A
  - b. Wire payoff funds per the instructions below. Reference loan# .

Bank of America NA  
275 Valencia Avenue  
Brea, CA 92823  
MRC Acct# 12357-47067  
ABA: 026-009-593  
Reference Loan #

**Please note:** Wire transfers must include the loan number, borrower's name(s) and property address. Please be advised that if these funds cannot be properly identified, they will be returned to the sender.

3. Once we have received the payment specified in this letter and a signed copy of the final Short Sale HUD-1 Form along with this letter (signed, dated, and notarized), we will release the second lien and charge-off the remaining debt as an uncollected balance.

We are here to help. Should you have any questions or need additional information, please call 1. .800.669.6607. You can also seek assistance at no charge from U.S. Department of Housing and Urban Development-approved housing counselors by calling the HOPE Hotline Number (1.888.995.HOPE). Assistance in understanding this notice is available through the HOPE Hotline by asking for MHA HELP.

Home Affordable Foreclosure Alternatives (HAFA) Team  
Bank of America, N.A.

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**By signing below, the undersigned hereby acknowledges and agrees to the terms stated in the above letter and understands that after the application of short sale proceeds that the status of the subordinate mortgage loan will be reported to the credit bureaus as "paid in full for less than the full balance."**

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