



WACHOVIA

Date January 10, 2012
 To ~~XXXXXXXXXX~~
 Fax
 Pages 4
 From ~~Bob Jackson~~
 Regarding ~~XXXXXXXXXXXX~~ BERKELEY CA 94702-2514

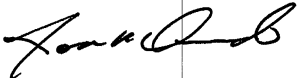
Attached is the approved short sale demand letter.

****Please be advised there has been a change to the instructions for wiring. These changes are updated in the attached short sale demand letter and referenced below****

Wire Instructions

Wachovia Mortgage
 ABA No. ~~121000248~~
 Account No. ~~6787086628~~
 Ref: Seller's Name & Loan Number

Thank you,

 JOO

For ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~@WellsFargo.com
~~XXXXXXXXXX~~



WACHOVIA

Date: January 10, 2012

Loan Number: ~~XXXXXXXXXX~~

Fax Number:

Name: ~~XXXXXXXXXX~~

Address:

Re: Seller(s): ~~XXXXXXXXXX~~

Escrow Number: *Intentionally Left Blank*

Property Address: ~~XXXXXXXXXX~~ BERKELEY CA 94702-2514

Short Sale Demand

Dear ~~XXXXXXXXXX~~ and Closing Agent:

Wachovia Mortgage, a division of Wells Fargo Bank N.A., has agreed to accept a short sale of the loan referenced above in connection with the sale of the property securing the debt contingent upon the following conditions indicated with an "X" below being met:

Wachovia shall receive the entire net proceeds, from the sale of the property but not less than \$243,017 in cash or certified funds (which may include a contribution from the Seller). Any residual proceeds that exceed the amount stated shall also be forwarded to Wachovia. The amount stated above is *subject to change without notice* in the event Wachovia advances additional funds for taxes, insurance or other costs, through the date the sale is closed.

Promissory Note for \$0 executed and notarized by all Sellers and the original returned to Wachovia no later than five (5) business days after closing or a cash contribution of \$0 from the Seller in lieu of an executed promissory note. By providing a promissory note or a cash contribution, a deficiency will not be pursued.

Neither the Seller, Buyer nor any Junior Lien Holders to Wachovia (unless specified in this document) shall receive any proceeds from the sale of the property listed above or cash from other sources connected with the transaction.

N/A shall receive an amount no greater than \$0 from the proceeds of the sale or cash from other sources connected with the transaction from the sale of the property listed above, subject to its lien being recorded as of the date of this letter.

~~XXXXXXXXXX~~ will receive an amount no greater than \$3,000 from the proceeds of the sale or cash from other sources connected with the transaction from the sale of the property listed above if the settlement date is on or before February 9, 2012.

Commissions shall not exceed 6% of the final sales price. If the settlement date on the final HUD-1 is after February 9, 2012 the commissions shall not exceed 6%.

If Seller[s] file Bankruptcy prior to the completion of the terms of this Short Sale Demand, the Short Sale Demand shall be null and void. Any sales proceeds may be returned to the Title Company or Closing Agent if the material terms of this demand were not completed prior to the Bankruptcy filing.

If Seller[s] provide written instructions to Wachovia withdrawing their short sale request prior to the completion of the terms of this Short Sale Demand, the Short Sale Demand shall be null and void.

Any relationships between Seller, Buyer, Agents, and/or Escrow/Title Companies must be disclosed in writing and made known to Lender up front prior to a demand being issued. Failure to do so may result in the Demand being declared void at any time prior to close of escrow.

Buyer is not an employee of Wells Fargo, Wachovia or one of its subsidiaries.

Wachovia's acceptance of short sale proceeds is contingent upon there being no other pending escrow transaction involving the future transfer of the property listed above upon completion of the short sale. If such future transfer is contemplated or such escrow is pending, then this Short Sale Demand shall be null and void.

Provide a copy of the HUD1 via email to: **SHORTSALES@WELLSFARGO.COM A MINIMUM OF 5 DAYS PRIOR TO CLOSING.**

All funds paid to Wachovia shall be in the form of a wire, certified bank check, or a check drawn on a trust account. The funds specified above and a copy of the final HUD-1 statement shall be delivered to the following address before 5:00 p.m., Central Time on February 9, 2012.

Delivery Address

Wachovia Mortgage
Attn: Short Sale Fulfillment
Mailcode: MAC T7422-010
4101 Wiseman Boulevard
San Antonio, Texas 78251

Wire Instructions

Wachovia Mortgage
ABA No. ~~121000248~~
Account No. ~~6700000000~~
Ref: Seller's Name & Loan Number

This Short Sale Demand shall terminate and the instructions contained in this letter shall become void at 5:01 p.m. Central Time on February 9, 2012. Full re-conveyance or release of Wachovia's lien will be provided within a reasonable time following full compliance with all of the conditions listed above. Please provide a forwarding address for the Seller(s) to facilitate future notice requirements.

Borrower Contact:

~~XXXXXXXXXX~~

Home Preservation Specialist

Wachovia Mortgage

Phone Number: 877-371-9960 EXT: ~~XXXX~~

Sincerely,

~~XXXXXXXXXX~~

Wachovia Mortgage, a division of Wells Fargo Bank, N.A.

Monie maf mc2
Approved:

Please be advised that Wachovia Mortgage may be attempting to collect a debt and any information obtained may be used for that purpose. If you are currently in bankruptcy or your debt has been discharged in bankruptcy, Wachovia is only exercising its rights against the property and is not attempting to hold you personally liable on the Note.

With respect to loans secured by property 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 1-877-FTC-HELP or www.ftc.gov