



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

May 04, 2011

Elk Grove CA 95757

Dear

RE: Demand Statement for Loan ( Client 708  
 Projected Settlement Date 06/20/11  
 Property Address  
 Reno NV 89506

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 03/24/11 between \_\_\_\_\_ the seller(s), and \_\_\_\_\_, the buyer(s), for a purchase price of \$ 214,500.00. The terms of our approval and instruction to the Settlement Agent are as follows:

1. **The required payoff is \$ 190,193.28**, scheduled for settlement on or before 06/20/11. 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:	12,870.00
Seller concession	7,120.00
Owners policy	1,061.00
Settlement fee	559.50
State tax stamp	439.72
HOA transfer fee	200.00
HOA package fee	500.00
HOA dues	850.00
Exemption notice	6.50
Utilities	700.00

