



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

September 14, 2011

1000
 9th
 Los Angeles CA 90036

Debra Carmel Cohen

RE: Demand Statement for Loan 001 364 Client 708
 Projected Settlement Date 10/14/11
 Property Address 944 S Burnside Avenue
 Los Angeles CA 90036-4743

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 07/25/11 between [redacted], the seller(s), and John Lee And, the buyer(s), for a purchase price of \$ 750,000.00. The terms of our approval and instruction to the Settlement Agent are as follows:

1. The required payoff is \$ 681,940.00, scheduled for settlement on or before 10/14/11. 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: 45,000.00

HAFA Seller Incentiv 3,000.00

Cont to the 2nd lien 6,000.00

Title Insurance 2,140.00

Settlement Fee 1,500.00

City/County Tax/Stam 5,210.00

City Town Taxes 5,210.00