

What You Should Know

The owner of your mortgage note, the mortgage insurer, if your loan is covered by mortgage insurance, and Bank of America waive their right to pursue collection of any deficiency following the completion of your short sale and your debt is considered settled. The deficiency is the difference between: (1) the remaining amount due under the mortgage note and mortgage or deed of trust; and (2) the current market value of the property plus any cash contribution you make or amount you agree to repay in the future.

The amount of the deficiency will be reported to the Internal Revenue Service (IRS) on the appropriate 1099 Form or Forms. We suggest that you contact the IRS or your tax preparer to determine if you have any tax liability.

We will continue to report your account to the major credit reporting agencies. When the transaction is completed, we will report that your loan was "paid in full for less than the full balance". We have no control over, or responsibility for the impact of this report on your credit score. Visit www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm to learn more about credit scores.

If the terms and conditions of the short sale approval are not met, we will cancel the approval of this offer and continue the foreclosure process as permitted by the mortgage documents.

Important Instructions for the Seller and Agent

1. Please complete the enclosed Assignment of Unearned Premium and Important Notice Regarding Income Tax Reporting and provide this information to your closing agent.
2. The closing agent will need to upload the completed Assignment of Unearned Premium, Important Notice Regarding Income Tax Reporting, and a certified copy of the final estimated Settlement Statement to the short sale system at www.equator.com, **72 business hours prior to closing**. Please note that you cannot close without final approval of the closing costs.
3. Payoff funds must be wired (unless otherwise specified) and must be received **within 48 business hours of the HUD-1 settlement date**, per the instructions below.
Reference loan#

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

Please note: Wire transfers must include the loan number, borrower's names and property address. If the funds cannot be properly identified, they will be returned.

4. A certified copy of the Final Settlement Statement must be uploaded to the short sale system **at the time of closing**.

Upon receipt of the above stated items, Bank of America will issue a release of lien on its mortgage loan.

If you have any questions please call your account specialist at 1.888.387.0523, Monday thru Thursday, 5:30 a.m. – 8:00 p.m., Friday, 5:30 a.m. – 6:00 p.m., and Saturday 7:00 a.m. – 11:00 a.m. Pacific Standard Time. Please continue to work closely with your real estate agent to finalize your short sale.

Home Affordable Foreclosure Alternatives (HAFA) Team
Bank of America

Bank of America is required by law to inform you that this communication is from a debt collector. However, the purpose of this communication is to let you know about your potential eligibility for this program to help you avoid foreclosure.