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PAYOFF/DEMAND STATEMENT

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February 13, 2006

CHF Loan#: [REDACTED] Inv#: 240

This statement is good through: 2/27/06

Requestor: DIVINE RESOURCES FINANCIAL
ATTN TROY SCOTT

[REDACTED] LIGONS
5402 WEST BERKS STREET
[REDACTED]

Breakdown of Amount Owed

Principal Balance	\$ 46,398.63	Mortgage Insurance	.00
Interest from 9/05/01	23,892.68	Subsidy Balance	.00
Corporate Adv Balance	20,139.70	Unapplied Balance	.00
Escrow Advance Balance	10,394.92	Recording Fee	68.50
Prepayment Penalty	.00	Late Charge Balance	.00
Optional Insurance	.00	ATTY FEE TO 02/27/06	1,066.50
		PROP INSPECTION	10.00
<u>Total Amount Secured by the Mortgage</u>			\$ 101,970.93
		Service Fees	.00
		Facsimile Fees	10.00
		NSF Fees	.00
<u>Total Amount Owed Including Service Fees</u>			\$ 101,980.93
Interest Rate	11.500%		
Per Diem	14.82		
Late Charge	31.23		

This loan is due for the 10/05/01 payment. Chase will issue and mail the annual tax & interest statement (substitute form 1098) to the address of record at the end of the calendar year. If the property has been sold, please provide the seller's forwarding address.
Forwarding Address: _____

-----Cut along line and remit top portion with your payoff-----
MINNESOTA AND MASSACHUSETTS PROPERTIES - IF THIS STATEMENT WAS ORDERED TO SELL YOUR PROPERTY, PLEASE FORWARD THE SUPPORTING DOCUMENTATION OF THE SALE TO THE ADDRESS ABOVE OR FAX TO (877) 271-0368. PLEASE INCLUDE THIS STATEMENT PAGE AS THE LEAD PAGE. Please note that only the supporting documentation will be reviewed if faxed to the number above.

The above figures are subject to final verification upon receipt of the payoff remittance by Chase Home Finance LLC (CHF). Except where prohibited, CHF reserves the right to adjust the above figures and refuse any funds that are insufficient to pay the Total Amount Secured by the Mortgage for any reason including but not limited to error in calculation of the Total Amount Secured by the Mortgage, previously dishonored check or money order, stop payment of checks or ACH payment or additional disbursements made by CHF between the date of this payoff statement and the receipt of funds. The Total Amount Secured by the Mortgage, pursuant to this statement, is further conditioned upon:

1. If CHF determines that the payoff remittance is insufficient to pay the Total Amount Secured by the Mortgage, CHF may, at CHF's discretion, either (i) withdraw the required funds from the borrower's escrow

INSTRUCTIONS FOR THE CLOSER-PLEASE READ CAREFULLY

DATE: 7/31/2006

TO: SELLERS ATTORNEY: MCCABE, WEISBERG & CONWAY; BENIKA JOYNER
ADDRESS: 123 S. BROAD STREET
CITY/STATE: PHILADELPHIA, PA 19109
PHONE: (215) 790-1010
FAX: (215) 320-5779

FROM: OWEN REO LLC

RE: CHASE HOME FINANCE, LLC LOAN# [REDACTED]
MARKETING VENDOR FILE #: OWEN REO LLC
PROPERTY ADDRESS: 5402 WEST BERKS ST [REDACTED]

AGENT: ROSANN CONNOR
BROKER: CONNOR & CONNOR REO
ADDRESS: 7057 FRANKFORD AVENUE
CITY/STATE: PHILADELPHIA, PA 19135
PHONE: (215) 333-7078
FAX: (215) 333-3931

BUYER NAME: [REDACTED] LIGONS AND [REDACTED] LIGONS

New OWNERS ←

Attached is a copy of the signed contract for the property referenced above. The original has been sent to the Listing Agent. This transaction is scheduled to close on or before 8/11/2006. Also included is a copy of our Disbursement Authorization agreement with the listing broker. The original has been sent to the Broker to sign and will be forwarded directly to you. As closing Agent for CHASE HOME FINANCE, LLC owned or managed REO, please adhere to the following set of closing instructions:

1. **THE DEED IN TO THE NEW BUYER'S NAME HAS TO BE SENT OUT IMMEDIATELY TO CHASE HOME FINANCE, LLC upon receipt of this package.** CHASE HOME FINANCE, LLC will then send the deed to the Investor, if needed, for signature, which may take an additional 2 weeks to be returned for the closing. A preliminary settlement statement must accompany the deed. Please note the following:

**Send Deed Package Overnight to CHASE HOME FINANCE, LLC, USA,
REO Department 10790 RANCHO BERNARDO ROAD SAN DIEGO CA 92127**
Seller to convey title by (SPECIAL) Warranty Deed, or the equivalent, for the State in which the property is located. This deed warrants the title during the time that the Seller has owned the property.

The vesting for the Buyer can be found on the Counter Offer Addendum.

Or California escrows, please forward the escrow instructions to (MARKETING VENDOR) for signature.

2. **24 HOURS PRIOR TO BUYER SIGNING ANY DOCUMENTS:** Fax the Preliminary HUD-1 to OWEN REO LLC, (203-388-9991), attn: DAVIS OWEN, ONLY. When HUD-1 final, we will see that CHASE HOME FINANCE, LLC faxes you a signed, approved, HUD-1 for closing.

FAX ALL REMAINING DOCUMENTS TO (OWEN REO LLC) FOR SIGNATURE.

<http://do-sbs2003/ordb/closing.asp?lnr=%2011260155>

7/31/2006

QWEN RED LLC
04/31/2006 04:18 2153333931

Fax: 203-386-9991

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

A/S-R

This form recommended and approved for use by the members of the Pennsylvania Association of REALTORS® (PAR).

SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER

BROKER (Company) CONNOR & CONNOR REO PHONE (215) 333-7078
 ADDRESS 1057 Frankford Ave., Philadelphia, PA 19135 FAX (215) 333-3931
 LICENSEE(S) _____ Designated Agent? Yes No
 BROKER IS THE AGENT FOR SELLER. OR (if checked below):
 Broker is NOT the Agent for Seller and is also: AGENT FOR BUYER TRANSACTION LICENSEE

BUYER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER

BROKER (Company) Same PHONE _____
 ADDRESS _____ FAX _____
 LICENSEE(S) _____ Designated Agent? Yes No
 BROKER IS THE AGENT FOR BUYER. OR (if checked below):
 Broker is NOT the Agent for Buyer and is also: AGENT FOR SELLER SUBAGENT FOR SELLER TRANSACTION LICENSEE

When the same Broker is Agent for Seller and Agent for Buyer, Broker is a Dual Agent. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Seller and Buyer, the Licensee is a Dual Agent.

1. **This Agreement**, dated July 31, 2006, is between

SELLER(S): Chase Home Finance

BUYER(S): [Redacted] Lyons, [Redacted] M. Lyons

2. **PROPERTY (9-05)** Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as:

5402 W. BERRY STREET

[Redacted] in the City of [Redacted] in the Commonwealth of Pennsylvania. Identification (e.g., Tax ID #: Parcel #):
 County of Philadelphia Lot, Block, Deed Book, Page, Recording Date: [Redacted]

3. **TERMS (9-05)**

(A) Purchase Price Seventy Thousand

which will be paid to Seller by Buyer as follows:

	U.S. Dollars
1. Cash or check at signing this Agreement:	\$ <u>2,100.00</u>
2. Cash or check within _____ days of the execution of this Agreement:	\$ _____
3. _____	\$ _____
4. Cash or cashier's check at time of settlement:	\$ <u>67,900.00</u>
TOTAL \$	<u>70,000.00</u>

(B) Deposits paid by Buyer within 30 DAYS of settlement will be by cash or cashier's check. Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for the Seller (unless otherwise stated here).

_____, who will retain deposits in an escrow account until consummation or termination of this Agreement in conformity with all applicable laws and regulations. Any check tendered as deposit monies may be held uncashed pending the acceptance of this Agreement.

(C) Seller's written approval to be on or before:

(D) Settlement to be on August 11, 2006 or before if Buyer and Seller agree.

(E) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(F) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:

(G) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:

(H) At time of settlement, the following will be adjusted pro-rata on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes (see information regarding Real Estate Taxes); rent; interests on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other licensable municipal service. All charges will be pro-rated for the period(s) encroached. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:

41 Buyer Initials: [Signature]

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Revised 9/05

Seller Initials: [Signature]



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ALL CONTRACTS ARE SUBJECT TO
SENIOR MANAGEMENT APPROVAL

BANK FORECLOSED PROPERTY SALE ADDENDUM

This is a legal instrument. If you do not understand this document you should consult an attorney before signing.

Addendum to purchase contract dated 7/21/06 between [REDACTED] LUOVIS Buyer
and Chase Home Finance, LLC as servicer for DAVIS OWEN RE. Seller
for the purchase and sale of property located at 4407 W. BARKS ST

- 1. **DEED** - At the closing of title there shall be delivered by the Seller at its expense a Special Warranty deed.
- 2. **CONDITION OF PREMISES** - The premises, including but not in limitation thereof, all buildings, systems, fixtures, appliances and other personal property located thereon, are being sold "AS IS" in its condition at the time of Buyer's first inspection and without representation or warranty of any kind.

Neither the Seller, nor any representative of the Seller, has made any representation upon which the Buyer relies as to the make, quality, value, condition or other matter relating to the premises including, but not in limitation thereof, any building, system, fixture, appliance or other personal property located thereon, except as otherwise expressly set forth in the purchase agreement.

Seller is selling this property due to the default of a borrower and subsequent foreclosure. Seller has never occupied this property, and is unfamiliar with the real property, its construction, and the condition of its structure, fixtures, appliances, components or any other fact relating to the real property.

Buyer assumes all risks involved with the property and any defect relating thereto.

Seller does not warrant this property or structure as to habitability or suitability for occupancy, or any use. Buyer is to make an independent determination that the real property conforms to any and all existing local, state, or federal building codes, requirements, etc.

The closing of this sale shall constitute an acknowledgment by Buyer that the property, premises, constructed systems, appliances, etc., were acceptable at the time the sale was closed.

Buyer holds Broker and Seller, Seller's agents and employees harmless from fiscal or legal responsibility arising from any defect in this property and/or structure thereon.

- 3. **CLOSING** - Said deed shall be delivered and the closing of title shall take place at the office of _____ on _____, 2004, at 2:00 p.m. or sooner by agreement of the parties upon receipt of payment.

- 4. **TIME IS OF THE ESSENCE** - If settlement does not occur by scheduled to close date, through no fault of the Seller, Seller reserves the right to cancel this transaction. Any request for an extension of time must be submitted to the Seller for approval in writing. Should Seller agree to extend the contract pursuant to a request for same from Buyer, Buyer agrees to pay Seller a per diem fee of \$150.00 for each day after the scheduled settlement date, through and including the date of closing as consideration for approval of said extension request.

- 5. Buyer and Seller agree that in the event that the terms and conditions set forth in this Addendum are inconsistent with the terms and conditions of the purchase contract, then this Addendum shall control.

Buyer, [REDACTED] Signe 7/21/06 [REDACTED] Signe - 7/21/06
Seller, DAVIS OWEN RE. 7/31/06 date

ALL CONTRACTS ARE SUBJECT TO SENIOR MANAGEMENT APPROVAL. BUYER IS REQUIRED TO PAY FOR ALL INSPECTIONS RELATED TO THE SALE OF THIS PROPERTY. SELLER WILL NOT PAY FOR ANY INSPECTIONS. THIS IS AN "AS IS" SALE.

ALL CONTRACTS ARE SUBJECT TO
SENIOR MANAGEMENT APPROVAL