



Loan Services

December 20, 2010

10350 PARK MEADOWS DRIVE • LITTLETON, CO 80124

RE: Short Payoff Approval: Demand Statement
 Aurora Loan Services Loan Number: -----
 Borrower(s):
 Property Address: Alameda CA 94501

Santa Ana, CA 92705

Loan Services LLC (Loan Services) has approved the sale of the above-referenced property that will result in a short payoff of the mortgage. Our approval is based on the contract of sale between: _____ and _____

dated 12/17/2010 for the purchase price of \$370,000.00. This letter constitutes Loan Services' instructions to the Settlement Agent. As such, this approval is conditioned on a short payoff that meets the following criteria:

1. The required minimum payoff amount is \$334,467.00. Settlement costs have been allocated as follows:
 - * SELLER TO NET \$0.00 FROM SHORT SALE TRANSACTION
 - * ALL OVERAGES ARE PAYABLE TO LOAN SERVICES
 - * SELLER PAID CLOSING COSTS NOT TO EXCEED \$7,333.00. ANY REDUCTION IN THE APPROVED CLOSING COSTS MUST BE ADDED TO THE NET PROCEEDS.
 - * BUYER PAYS ANY AND ALL ADDITIONAL CLOSING COSTS
 - * COMMISSIONS NOT TO EXCEED \$22,200.00
 - * 2nd lien with _____ to receive 6000.00 from _____
 - * proceeds. It is acceptable for teh 2nd lien to receive additional _____
 - * funds. Adjsutments to the HUD: Pest inpsection reduced to 50.00.
2. The closing must be completed on or before close of business on 02/20/2011 HUD must be approved prior to closing..
 - * Written approval must be obtained from Loan Services Short Sale Department if unable to complete the transaction by the specified settlement date.
 - * Loan Services reserves the right to assess a per diem after the original settlement date.
 - * Loan Services accepts certified funds only. WE DO NOT ACCEPT PERSONAL CHECKS OR THIRD PARTY CHECKS. ALL NON CERTIFIED FUNDS RECEIVED WILL BE RETURNED TO THE SENDER. In the event the short sale proceeds are returned to the sender, interest may continue to accrue on the loan until adequate funds are received to satisfy the mortgage and release the lien.
3. If settlement is changed, delayed or the transaction is cancelled, immediately notify the Loan Resolution Department in writing at _____@_____.com no less than one week before the closing date noted above with the required documentation.
4. The sale transaction must be an "arm's length" transaction which means that all parties involved in the sale must be unrelated and unaffiliated and there are no side agreements between the seller or the buyer and any other party.

