



March 11, 2010

Beverly Hills, CA 90210

RE: Short Payoff Approval: Demand Statement

Loan Services Loan Number:

Borrower(s):

Property Address:

Stockton CA 95204

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 01/25/10 for the purchase price of \$89,000.00. 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 \$78,105.00. 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 \$5,555.00. 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 \$5,340.00
 - * Settlement fee not to exceed \$500.00.
 - * Pest inspection fee not to exceed \$50.00.
2. The closing must be completed on or before close of business on 04/09/10.
 - * 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.
3. If settlement is changed, delayed or the transaction is cancelled, immediately notify the Loan Resolution Department in writing at wendy@...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.
5. Neither the borrower nor any other party may receive any sale proceeds or any other funds, directly or indirectly, as a result of this transaction, except as noted in this letter.