



Aurora

LOAN SERVICES

April 14, 2011

10350 PARK MEADOWS DRIVE • LITTLETON, CO 80124

866-972-9776

RE: Short Payoff Approval: Demand Statement

Loan Services Loan Number: ()

Borrower(s): ()

Property Address: () Las Vegas NV 89128

3640033061771534SS01104-14-11

Escrow of The West
9440 Santa Monica Blvd Suite 310
Beverly Hills, CA 90210

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:

dated 04/05/2011 for the purchase price of \$204,500.00. 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 \$190,254.86. Settlement costs have been allocated as follows:
 - * SELLER TO NET \$0.00 FROM SHORT SALE TRANSACTION
 - * ALL OVERAGES ARE PAYABLE TO LOAN SERVICES
 - * SELLER CLOSING COSTS NOT TO EXCEED \$3,360.14. 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 \$11,100.00
 - * 2nd lien with Loan Services to receive 5,285.00 from proceeds.
 - * Seller to contribute 5,500.00 cash at closing.
 - * Adjustments to the HUD: Taxes reduced to 1210.14 per county website. HUD must be approved prior to closing.
2. The closing must be completed on or before close of business on 06/11/2011.
 - * 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 laura.myer@aurorabankfsb.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.



LOAN SERVICES LLC