

May 16, 2011

**Short Sale Terms and Conditions**

Account:

Borrower:

Property Address:

Los Angeles, CA 91356-0000

Dear \_\_\_\_\_, Agent Rep:

We have agreed to your request for a Short Sale, and we will accept a minimum of \$1,288,628.00 to settle your account and release the lien(s) on the property above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 06/15/2011, after which this offer becomes null and void.

Any excess funds at closing will be refunded to us. As the Seller(s), you will not receive any proceeds from this transaction.

This acceptance is only for the contract of sale in the amount of \$1,385,000.00 between \_\_\_\_\_ the "Buyer(s)", and the Seller.

**At closing, please forward us a copy of the following signed and executed documents by fax as noted below.**

- \* Certified HUD-1 closing statement
- \* Notarized Affidavit of Arm's Length Transaction (enclosed)
- \* Copy of wire confirmation or certified funds check/escrow check

Fax: (866) 220-4130

**Upon review of these documents and receipt of certified funds, we will release the lien(s).**

To accept this offer, please send payment by wire transfer or overnight mail to the address below. Be sure to include your name and account number. **Please call us on the day of closing to provide us with the details regarding the delivery of funds.**