



Chase Home Finance LLC (DH4-7129)
 3415 Vision Drive
 Columbus, OH 43219-6009

March 10, 2010

Phone Number: 614-777-7777
 Fax Number: 614-777-7777

Conditional Approval of Sales Contract

Chase Home Finance LLC Account: 1953334855

Borrower(s)/Seller(s):

Property address:

MARIKOPA, AZ 85238

Buyer(s):

Dear Closing Agent:

Chase Home Finance LLC (the "Lender") has preliminarily approved of the sales contract pertaining to the above-referenced property for \$90,000.00 between the Seller and the Buyer. Please be advised this is not the final approval for the referenced sale. Once the HUD-1 is approved, closing instructions will be issued and the closing may occur. The Property must be free of liens at the time of closing. Please be aware that should the sale on the Property proceed as outlined, our acceptance of this Short Sale will be reported to the various credit reporting agencies and may have an adverse effect on the Seller's credit. Proceeding with this transaction may have implications on the Seller's state or federal tax liability; the Seller may consult a tax advisor for additional information.

Below we have detailed both the expected seller closing costs and the minimum amount of proceeds to be received by Chase Home Finance LLC.

Expected Seller Closing Costs

Realtor Commission	\$5,400.00
Escrow Fee	\$950.00
Taxes	\$2,273.47
Transfer tax	\$379.00
Home Warranty	\$350.00
HOA Dues	\$297.00
Attorney Fee	\$500.00
Seller Concessions	\$2,700.00
Title Insurance	\$517.50
Total Seller Closing Costs	\$13,366.97

Expected Credits

Total Credits	\$0.00
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Minimum Net Proceeds to Lender

Sales Price	\$90,000.00
- Total Closing Costs	\$13,366.97
+ Total Credits	\$0.00

Total Minimum Net Proceeds to Be Received by the Lender \$76,633.03

In addition, Seller(s) agrees to sign a Promissory Note Agreement for the amount of \$2,000.00, with a 36-month term and a monthly payment of \$055.56.