

2 (OH4-7129)  
3415 Vision Drive  
Columbus, OH 43219-6009

August 4, 2011

I Short Sale

Attn:

### Conditional Approval of Sales Contract

Chase Account:

Borrower(s)/Seller(s):

Property Address:

SANTA BARBARA CA 93109

Buyer(s):

Dear Closing Agent:

(the "Lender") has preliminarily approved of the sales contract pertaining to the above-referenced Property for \$475,000.00 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.

#### Expected Seller Closing Costs

Realtor Commission	\$28,500.00
Taxes	\$1,400.00
Title	\$2,450.00
Closing Fee	\$1,275.00
Recording Charge	\$100.00
Transfer tax	\$1,680.00
HOA transfer fee	\$500.00
NHD	\$114.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
Chase 2nd	\$7,952.56
<b>Total Seller Closing Costs</b>	<b>\$43,971.56</b>

#### Expected Credits

Cash Contribution	\$0.00
	\$0.00
	\$0.00
<b>Total Credits</b>	<b>\$0.00</b>

#### Minimum Net Proceeds to Lender

Sales Price	\$475,000.00
- Total Closing Costs	\$43,971.56
+ Total Credits	\$0.00
<b>Total Minimum Net Proceeds to Be Received by the Lender</b>	<b>\$431,028.44</b>