

Fulfillment Center
Suite 200
Glendale, CO 80246-1989

CH-

April 21, 2011

San Luis Obispo, CA 93406

Short Sale Terms and Conditions

Account:

Borrower:

Property Address: Santa Maria, CA 93455-0000

Dear _____

We have agreed to your request for a Short Sale, and we will accept a minimum of \$192,347.96 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 05/13/2011, 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 \$220,000.00 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.**

Overnight Mail:

Mail Code OH4-7142

Columbus, OH 43219-6009