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Fulfillment Center
Glendale, CO 80246-1989

08/16/2011

Sherman Oaks, Ca 91401

Short Sale Terms and Conditions

Account: [REDACTED]

Borrower(s): [REDACTED] (the "Seller")

Property Address: [REDACTED]
Sherman Oaks, Ca 91401

Dear [REDACTED]

We have agreed to your request for a Short Sale, and we will accept a minimum of \$533,260.00 to release the lien and waive the deficiency balance on the loan above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 09/16/2011, after which this offer becomes null and void.

The Seller(s) may receive no more than \$30,000 as an incentive from this transaction. The incentive funds should be reflected as a separate line item on the final HUD-1 closing statement. Any excess funds at closing will be refunded to [REDACTED].

This acceptance is only for the contract of sale in the amount of \$650,000 between [REDACTED] (the "Buyer [s]"), and the Seller [s].

Commission including any administrative fee's not to exceed 6% \$39,000.00.
Payment to Subordinate Lien Holder [s] not to exceed \$25,000.

Reminder: Preliminary HUD documents for final approval must be submitted no less than 48 hours prior to the scheduled closing date.

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

- Certified HUD-1 closing statement
- 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.