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Home Finance LLC (SC1-2086)
2210 Enterprise Drive
Florence, SC 29501

June 30, 2011

Escrow of the West
Attn: Lynn Davis
9440 Santa Monica Blvd. Ste. 310
Beverly Hills, CA 90210
Phone Number: 310-402-5555
Fax Number: 310-424-4045

Conditional Approval of Sales Contract
Home Finance LLC Account
Borrower(s)/Seller(s):

Property address: **TARZANA, CA 91356-0000**

Buyer(s):

Dear Closing Agent:

Home Finance LLC (the "Lender") has preliminarily approved of the sales contract pertaining to the above-referenced Property for \$745,000.00 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 Home Finance LLC.

Expected Seller Closing Costs

Commission	\$37,250.00
Junior Lien Payoff	\$8,500.00
Seller Concessions	\$0.00
Tax Proration	\$1,044.00
Closing Fee	\$2,850.00
Title Insurance	\$3,210.00
Tax Stamps	\$5,210.00

Total Seller Closing Costs \$58,064.00

Expected Credits

Total Credits \$0.00

Minimum Net Proceeds to Lender

Sales Price	\$745,000.00
- Total Closing Costs	\$58,064.00
+ Total Credits	\$0.00
Total Minimum Net Proceeds to Be Received by the Lender	\$686,936.00

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