



**Home Finance LLC**  
 9200 Oakdale Ave. 1<sup>st</sup> Floor  
 Chatsworth, CA 91311  
 (800) 848-9 Home Loan Customer Service

February 8, 2011

RE: 1<sup>st</sup> Loan Borrower(s) Property Address  
 Buyer:

To Whom It May Concern:

This letter will confirm (Chase) approval of the sales contract pertaining to the above referenced property for \$540,000.00 between the above parties. **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 lien free at the time of closing.** It is our understanding that the following are the expenses to the seller:

**Actual proceeds (sales price)**  
**Seller's closing costs and contribution**

Broker Commission	\$32,400.00
2 <sup>ND</sup> Lien Net	\$0.00
Seller's Closing Cost	\$3,027.50
Transfer Tax	\$594.00
Real Estate Taxes	\$10,984.40
Tax Credit	\$2,409.64

**Total Proceeds to be received by Chase:**

The amount paid to for the release of security interest(s), and we will waive the remaining deficiency balance on both accounts, totaling. no reports forgiveness of debt to the IRS. Proceeding with this transaction may have implications on your state or federal tax liability; please consult a tax advisor for additional information.

The Borrower's costs and contributions are estimates provided by the Escrow Company. under no circumstances will accept less than the approximate net amount stated and may require additional funds if actual costs are less than those provided by the Escrow Company.

It is our understanding that escrow will close on or before 03/11/11 As this approval is based on figures good through this date must be advised if there is a postponement of the closing. Additionally, should any variances occur in the approved transaction must be contacted to approve the changes. is under no obligation to approve the changes and may require the revision of submitted changes.

If ( does not approve changes, ( may rescind its approval of the sale. **If we approve an extension of the closing date per diem interest may be assessed.**