

February 4, 2011

SENT BY EMAIL

Escrow Agent
11411
Woodland Hills, CA 91364

Re: Short Sale
San Diego, CA 92126

Dear Ms. [Name]

San Diego County [Name] has received and reviewed that certain *Residential Purchase Agreement and Joint Escrow Instructions* ("Purchase Agreement Documents") dated February 1, 2010 by and between [Buyers] and [Sellers] for sale of the referenced Property and an estimated Settlement Statement provided by iShort Sale Inc. for sale of the referenced Property.

Sellers desire to sell the Property and have requested that San Diego County Credit Union consent to a short sale and release the lien of its Deed of Trust on the Property.

We have reviewed the Purchase Agreement Documents and agree to a **CONDITIONAL** non-recourse Short Sale. Our approval of the Short Sale is conditioned on the following terms and conditions:

San Diego County Credit Union will submit to the escrow agent for deposit in escrow an executed and acknowledged Substitution of Trustee and Full Reconveyance of the Deed of Trust to be released from escrow and take effect only upon satisfaction of **all** of the following conditions: (a) close of the Escrow at a Purchase Price of \$430,000; (b) payment to San Diego County Credit Union from escrow, at closing, of **no less than** Five Thousand Dollars (\$5,000.00); (c) receipt of a certified copy of the final settlement statement showing [Name] receiving **No Proceeds of Sale** from the property and (d) escrow agent to forward any and all funds held by the escrow agent or a title company at closing, that are later found to be refundable for any and all reasons as verification of taxes paid, padding for incidentals, repair invoices or bills that are not payable, and not otherwise due the first lien holder.

Sale Proceeds should be wired to San Diego County Credit Union using the following wire instructions: