

Glendale, CO 80246-1989

November 03, 2011

Santa Barbara, CA 93111-1115

**Short sale terms and conditions**

Account:

Secondary Account:

Borrower:

Property Address:

santa Barbara, CA 93101-0000

Dear

We have agreed to your request for a short sale, and we will accept a minimum of \$663,057.00 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 11/30/2011, after which this offer becomes null and void.

Any excess funds at closing will be refunded to us. The real estate broker may receive \$43,500.00 as commission.

This acceptance is only for the contract sale price of \$725,000.00 between *T. [redacted]*  
(the "Buyer(s)"), and the Seller.

**Reminder: You must submit preliminary HUD documents for final approval no less than 48 hours before the scheduled closing date.**

**At closing, please fax us a copy of the following signed and executed documents to the fax number below:**

- Certified HUD-1 Settlement Statement
- Affidavit of Arm's Length Transaction (enclosed)
- Copy of wire transfer confirmation or certified funds check/escrow check

Fax: (866) 220-4130

**We will release the lien(s) after we review these completed documents and receive certified funds.**

**To accept this offer, please send payment by wire transfer or overnight mail to the address below. Please include your name and account number. Please call us on the day of closing to give us the details about the delivery of funds.**