

PC BOX 469030
Glendale, CO 80246

September 14, 2011

Tarzana, CA 91356-4417

Short sale terms and conditions

Account:

Borrower:

Property Address:

Tarzana, CA 91356-0000

Dear _____

We have agreed to your request for a short sale, and we will accept a minimum of \$686,936.00 to settle your account and release the lien(s) on the property above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 09/29/2011, after which this offer becomes null and void.

Any excess money at closing will be refunded to us. The real estate broker will receive \$37,250.00 as commission. The second lien holder will receive \$8,500.00. As the Seller(s), you will not receive any proceeds from this transaction.

This acceptance is only for the contract sale price of \$745,000.00 between _____ (the "Buyer"), and the Seller.

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 payment.

Wire Transfer:

IF Morgan Chase Bank, N.A.
Account Name: Short Sales
Bank Number: 322553729