



EMC Mortgage Corporation

Lewisville, Tx 75067

March 10, 2011

LAS VEGAS NV 89109

Short Sale Terms and Conditions

Account:

Borrower(s):

Seller(s):

Property Address:

LAS VEGAS NV 89109

Dear Mortgagor(s):

This letter is to inform you that _____ Mortgage Corporation has agreed to your request for a Short Sale, and will accept a minimum of \$204,943.00 to settle your account and release the lien(s) on the above-referenced Property. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 3/30/11, after which this offer becomes null and void.

To accept this offer, please send payment by wire transfer or overnight mail to the address below. Be sure to include your name and account number.

Overnight Mail:

Mail Code

Columbus, OH 43219-6009

Wire Transfer:

Bank NA

ABA #

Account #

Account Name:

Corporation

This acceptance is only for the contract of sale in the amount of \$230,000.00 between _____ (the "Buyer"), and the Seller(s).

At closing, please forward us a copy of the certified HUD-1 closing statement, as well as the signed and notarized Affidavit of Arm's Length Transaction (enclosed); these documents must be remitted via both fax and overnight mail.

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Please call us on the day of closing to provide us with the details regarding the delivery of funds. Once certified funds have been received, _____ Mortgage Corporation will