

Mortgage

August 18, 2011

Note: Please ensure the closing Agent is provided with a copy of this letter

RE: Account Number:
Property Address: FRESNO, CA 93727

Dear ...

This letter confirms our acceptance of the short payoff on the above-referenced property. We agree to accept the proceeds generated by the \$60,000.00 'as is condition' purchase as full and final satisfaction on the first mortgage indebtedness on the above-referenced property. This agreement is subject to the following:

- Net proceeds to be no less than \$50,529.00
- Any reduction in the approved closing costs must be added to the net proceeds.
- SELLER TO NET ZERO.
- The following closing costs have been approved and should not exceed the given amount:

City-Town Taxes	\$2,864.00	
County Taxes	\$1,107.00	
Settlement Fee	\$750.00	
Title Insurance	\$850.00	
Pest-Termite Inspection	\$225.00	
Listing Broker Commission	\$1,500.00	Payable to: Shaparian Realty
Selling Broker Commission	\$1,500.00	Payable to: Shaparian Realty
Attorneys Fee	\$500.00	
NHD	\$175.00	

- This transaction may not involve a third party who receives a deed prior to this closing or after this closing and before recording of the deed to the purchaser.
- PROCEEDS MUST BE WIRED TO:

ABA Routing Number 0
Account #85070241

Beneficiary: C

Wire transfers must:

- Be identified by a loan number.
- Be identified by the mortgagor's name.
- Include the payment amount plus an additional \$5 wire fee.
- Be accompanied by a fax to the Payment Processing department at (866) 340-7535 listing multiple account numbers if multiple accounts are being paid with the wire.
- HUD-1 Settlement Statement MUST be faxed 48 hours before closing for approval. Please fax to (866)709-4744 and to (866)340-5957.
- We will prepare a release of lien and send to the title company for recording.
- Escrow to close on or before September 23, 2011
- All escrow surplus and credits MUST be added to the net proceeds.
- The HUD 1 Settlement Statement must be signed by buyers, sellers and settlement agent.

* A copy of proceeds check or bank wire, HUD1 Settlement Statement, this short sale letter, and any applicable promissory notes must be