



3121 Michelson Drive, Suite 500
Irvine, CA 92612

November 17, 2010

SIMI VALLEY CA 93063

ATTN: KRIS RENTAS WITH I SHORT SALE, INC.
VIA FACSIMILE (818) 449-4862

Re: Loan No.:
Property Address: SAME AS ABOVE

TO WHOM IT MAY CONCERN:

This will confirm that N.A. will accept a short payoff and release our first lien recorded against the above referenced Property provided that it receives from the sale of said Property no less than \$282,258.00 and all of the following conditions are satisfied:

- Real Estate commissions not to exceed \$15,450.00 at 5%.
- Buyer
- FHA Closing Cost Credit not to exceed the amount of \$6,180.00.
- Property Taxes are Impounded and 2010/2011 1st Installment was paid 11-12-10 amount of \$2072.02.
- Seller(s) closing costs not to exceed \$5,112.00. N.A. does not allow for coordinators/transaction negotiator fees, Credit towards buyer's NRCC, home warranty fees nor wire/delivery fees to be paid from any closing costs or credit to the buyers closing costs.
- Seller(s) must not receive any cash or sales proceeds through sale of Property.
- Seller(s)/Borrower(s) waives his rights to any escrow funds and any refunds from prepaid expenses.
- Seller(s)/Borrower(s) (all parties on our Deed of Trust) must execute the BORROWER REPRESENTATION form enclosed and returned to me within 5 days of the date of this letter. Borrower represents that their sale of this property is an arm's-length transaction and the borrower is not affiliated with the buyer in anyway, as outlined in the enclosed form.
- Escrow must close and payoff funds along with all other required documentation outlined herein must be received in this office by: December 31, 2010.