

May 24, 2011

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Short Sale Terms and Conditions**

Account: [REDACTED]  
Secondary Account: [REDACTED]  
Borrower: [REDACTED] (the "Seller")

Property Address: [REDACTED]  
[REDACTED]  
San Diego, CA 92101-0000

Dear [REDACTED]

We have agreed to your request for a Short Sale, and we will accept a minimum of \$161,285.06 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 06/24/2011, after which this offer becomes null and void.

**Any excess funds at closing will be refunded to us. The Seller(s) may receive no more than \$20,000.00 as an incentive from this transaction. The incentive funds should be reflected as a separate line item on the final HUD-1 closing statement.**

This acceptance is only for the contract of sale in the amount of \$200,000.00 between [REDACTED] (the "Buyer"), and the Seller.

**At closing, please forward us a copy of the following signed and executed documents by fax as noted below.**

- **Certified HUD-1 closing statement**
- **Notarized Affidavit of Arm's Length Transaction (enclosed)**
- **Copy of wire confirmation or certified funds check/escrow check**

Fax: (866) 220-4130

**Upon review of these documents and receipt of certified funds, we will release the lien(s).**

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. **Please call us on the day of closing to provide us with the details regarding the delivery of funds.**

Wire Transfer: JP Morgan Chase  
Account Name: Short Sales

[REDACTED]  
[REDACTED]  
[REDACTED]

Overnight Mail: Chase  
Attention Short Sales

[REDACTED]  
[REDACTED]  
[REDACTED]

Please be aware that the completion of this transaction is reported to various consumer reporting agencies and may have an adverse effect on your credit rating. Proceeding with this transaction may have implications on your state or federal tax liability; please consult a tax advisor for additional information.

If you have any questions, please call us at the telephone number listed below.

Sincerely,

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[www.chase.com](http://www.chase.com)

Enclosures

- Affidavit of Arm's Length Transaction
- Notary Certification

**We are a debt collector.**

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

**To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.**

LM855

**Buyer 1**

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(Print Name)

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(Signature)

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(Date)

**Buyer 2**

---

(Print Name)

---

(Signature)

---

(Date)

**Buyer 3**

---

(Print Name)

---

(Signature)

---

(Date)

**Buyer 4**

---

(Print Name)

---

(Signature)

---

(Date)

**Seller 1**

---

(Print Name)

---

(Signature)

---

(Date)

**Seller 2**

---

(Print Name)

---

(Signature)

---

(Date)

**Seller 3**

---

(Print Name)

---

(Print Company)

---

(Signature and Date)

**Seller 4**

---

(Print Name)

---

(Print Company)

---

(Signature and Date)

**Buyer's Agent**

**Seller's Agent**

\_\_\_\_\_

\_\_\_\_\_

(Print Name)

(Print Name)

\_\_\_\_\_

\_\_\_\_\_

(Signature)

(Signature)

\_\_\_\_\_

\_\_\_\_\_

(Date)

(Date)

As a reminder, a copy of the certified HUD-1 closing statement, as well as the signed and notarized Affidavit of Arm's Length Transaction must be sent at closing by fax to:

Fax: (866) 220-4130

