



February 20, 2010

RE: Loan
Borrower(s)

Buyer(s)

Property Address

San Ramon, Ca. 94582

To Whom It May Concern:

This letter will confirm Chase Home Finance LLC's (Chase) approval of the sales contract pertaining to the above referenced property for \$499,900.00 between the above parties. **Please be advised this is not the final approval for the referenced sale.** Once the HUD-1 is approved, closing instructions will be issued and the closing may occur. **The property must be lien free at the time of closing.** It is our understanding that the following are the expenses to the seller:

Actual proceeds (sales price)		\$499,900.00
Seller's closing costs		
Broker Commission	\$24,995.00	
Jr Lien Payoff	\$3,000.00	
Buyers Closing Cost	\$0.00	
Sellers Closing Costs	\$5,925.00	
Taxes	\$10,198.81	
Total Proceeds to be received by Chase:		\$455,781.19

The amount paid to Chase is for the release of Chase's security interest(s), and we will waive the remaining deficiency balance on the account, totaling \$56,218.81.

The Borrower's costs and contributions are estimates provided by the Escrow Company. Chase, under no circumstances will accept less than the approximate net amount stated and may require additional funds if actual costs are less than those provided by the Escrow Company.

It is our understanding that escrow will close on or before 3/28/2010. As this approval is based on figures good through this date, Chase must be advised if there is a postponement of the closing. Additionally, should any variances occur in the approved transaction, Chase must be contacted to approve the changes. Chase is under no obligation to approve the changes and may require the revision of submitted changes.

If Chase does not approve changes, Chase may rescind its approval of the sale. **If we approve an extension of the closing date per diem interest may be assessed.**

Further requirements of this approval are as follows:

1. Any required borrower contributions are to be paid at closing regardless of net from the sale. Chase shall not accept less than the stated net amount. Borrower shall be responsible for any additional costs, which may cause the true net amount to be less than the net amount stated.
2. The borrower (seller) must net zero. All proceeds are to be remitted to the lender. All amounts remaining and retained by borrower shall automatically be assigned to lender even if proceeds exceed the approved net amount. **Neither the borrower nor any other party may receive any sales proceeds or any other funds as a result of this transaction.** The borrower must assign to Chase any rights to escrow funds, insurance proceeds, or refunds from prepaid expenses. Chase can apply the proceeds of the sale to the outstanding indebtedness in any manner that Chase should elect.
3. **The final proposed HUD-1 settlement statement shall be faxed to Chase for final approval no later than 72 hours before the closing date (excluding weekends and holidays) or Chase may rescind its approval of the sale. Once the closing statement is received and approved, closing instructions will be sent to the closer.**
4. All pro-rations are to be figured to the date of closing and are considered final. Tax pro-rations are to be based on not more than 100% of actual tax.
5. **Please wire funds to the following account:**

Overnight mail to:
Chase Short Sales
Mail Code: OH4-7129
3415 Vision Drive
Columbus, OH 43224-0785

Funds to be wired to:
JPMORGAN Chase
Short Sale
Bank # 023553729
ABA: 021000021
Loan Acct#: 1063102234

If the final closing instructions are not followed in their entirety, the lien will not be satisfied and the proceeds check will be returned.

Sincerely,

Trey Henry
972.443.0288 Loss Mitigation Short Sales
Chase Home Finance LLC
Phone
Fax # 866.220.4130
Email: trey.j.henryiii@chase.com