

September 23, 2011

[REDACTED]
[REDACTED]
[REDACTED]

Short sale terms and conditions

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

Property Address: [REDACTED]
[REDACTED]

Dear [REDACTED]:

We have agreed to your request for a short sale, and we will accept a minimum of \$767,739.77 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 10/24/2011, after which this offer becomes null and void.

Any excess money at closing will be refunded to us. The real estate broker will receive \$50,100.00 as commission. As the Seller(s), you will not receive any proceeds from this transaction.

This acceptance is only for the contract sale price of \$835,000.00 between [REDACTED] and [REDACTED] (the "Buyer(s)"), and the Seller.

At closing, please fax us a copy of the following signed and executed documents to the fax number below.

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

Fax: (866) 220-4130

We will release the lien(s). after we review these completed documents and receive certified funds.

To accept this offer, please send payment by wire transfer or overnight mail to the address below. Please include your name and account number. **Please call us on the day of closing to give us the details about the delivery of payment.**

Wire Transfer: JP Morgan Chase Bank N.A.
Account Name: Short Sales
Bank Number: 323553729
ABA Number: 021000021

Account Name: JPMorgan Chase Bank, N.A. LSAMS1 PO

Overnight Mail: Chase
Mail Code OH4-7142
3415 Vision Drive
Columbus, OH 43219-6009

We report the completion of this transaction to various consumer reporting agencies. Your credit rating may go down. Proceeding with this transaction may have implications on your state or federal tax liability; please consult a tax advisor for more information.

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

Sincerely,
Lisa S. Hernandez
Chase
214-626-2045
(866) 220-4130 Fax
(800) 582-0542 TDD / Text Telephone
www.chase.com

Enclosure

- Affidavit of Arm's Length Transaction

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.

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