



Loss Mitigation Department
3110 E. Guasti Rd
Ontario, CA 91761
Tel. No. (956) 484-0291

December 7, 2007

RE: Loan: _____
Borrower: _____
Property: _____ Pasadena, CA. 91104

Dear: Nizar Kakani,

A short sale of the property related to the above-referenced loan has been approved and is subject to the following terms and conditions:

1. Fremont Investment & loan will accept no less than \$456,640.00 as full satisfaction of the current outstanding debt. When all of the terms and conditions listed in this letter are satisfied, Fremont Investment & Loan will prepare and record the release of lien on the property according to applicable state and local requirements. If there are any changes to the amounts reported on the preliminary settlement statement you provided to us and dated December 3, 2007, you must resubmit your short sale request to Fremont Investment & Loan for approval.
2. Fremont Investment & Loan must receive **certified** payoff funds on or before 01/10/2008. If the sale occurs sooner, and the funds are not received within 24 hours of the final settlement date, a penalty of \$128.96 per day may be assessed until we receive the payoff funds and final Settlement Statement (HUD-1).
3. Within 24 hours of the close of escrow, please send via facsimile the following information to GABRIEL AMAYA at 714-433-8814
 - A certified copy of the final Settlement Statement (HUD-1),
 - A copy of this approval letter, and
 - An addendum showing that all taxes, Homeowner Association dues, and water/sewer bills are paid, itemized by base, interest and penalties for time assessed.

Fremont Investment and Loan is a debt collector and is attempting to collect a debt, any information obtained will be used for that purpose.

**FREMONT
INVESTMENT & LOAN**

Loan Mitigation Department
3110 E. Guasti Rd
Ontario, CA 91761
Tel. No. (866) 484-0291

4. The Seller/Borrower will not receive any sale proceeds from this transaction. Any excess funds as a result of this sale must be sent to Fremont Investment & Loan.
5. If the net proceeds from the sale are not sufficient to pay off the total unpaid balance, the Seller/Borrower agrees that as a condition of this approval Fremont Investment & Loan will receive any funds held in an escrow/impound account and any refunds from pre-paid expenses that otherwise would be payable to Seller/Borrower. This includes, but is not limited to, proceeds received from any hazard insurance claims and/or any unearned premiums. These funds also must be made payable directly to Fremont Investment & Loan without recourse.
6. The sale price is \$ 500,000.00.
7. The closing costs, including taxes and repairs, are not to exceed \$ 36,360.00 Fremont Investment & Loan will not pay for any facsimile, overnight, demand, or reconveyance fees.
8. Junior lien to receive payoff funds in the amount of \$7,000.00
9. If this transaction is canceled, you must notify us immediately. This approval extends only to the sale of the property to buyer, according to terms and conditions as stated in purchase contract dated
10. This approval letter is invalid if any third party is listed as "Seller" on the Settlement Statement (HUD-1) other than the individual(s) listed on the original Note.
11. Any modification to the proposed sale or new sale agreement must be reviewed by Fremont Investment & Loan and will require a new and separate approval letter.
12. The Seller/Borrower will be responsible for the removal and/or release of any and all judgments, junior liens, and/or tax liens prior to the close of escrow.

If the above conditions are not met, Fremont Investment & Loan reserves the right to return the payoff funds and require payment in full under the original terms of the Note and Security Instrument. If we elect to pursue the remedies provided by the original loan documents, all collection efforts and foreclosure proceedings will continue as permitted under applicable law.

Fremont Investment and Loan is a debt collector and is attempting to collect a debt; any information obtained will be used for that purpose.



FREMONT INVESTMENT & LOAN

Loss Mitigation Department
3110 E. Guasti Rd
Ontario, CA 91761
Tel. No. (866) 484-0291

Please be advised that we may report the amount of the cancelled debt to the major credit reporting agencies and the Internal Revenue Service as required by applicable law. You should consult your tax advisor regarding the impact this may have on your financial condition.

All funds should be made payable to Fremont Investment & Loan and be mailed to:

Fremont Investment & Loan
Attn: Payoff Dept.
3110 Guasti Road, Ste. 500
Ontario, CA. 91761

If you choose to pay via wire transfer, all funds must be wired to:

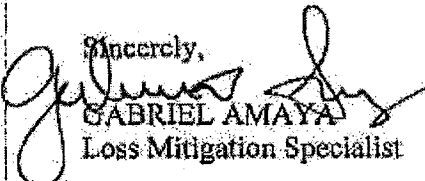
Fremont Investment & Loan

ABA# 3222-8644-7,

*Credit: Borrowers Name Account #: Loan Number
Please reference the attention of the Payoff Department

We appreciate your attention to this matter. Please call me at 1.866-484-0291, extension 5367, if you have any questions.

Sincerely,


GABRIEL AMAYA
Loss Mitigation Specialist

The Fair Debt Collection Practices Act requires that we notify you that if the mortgage loan is in default, Fremont Investment & Loan ("Fremont") shall attempt to collect the debt; and any information we obtain will be used for that purpose. If you have received a discharge in bankruptcy, and the mortgage loan was not reaffirmed, Fremont shall only exercise its rights against the property and shall not attempt to collect the discharge debt from you personally. If you are represented by an attorney with respect to the mortgage loan, please forward this letter to your attorney. Fremont may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

Fremont Investment and Loan is a debt collector and is attempting to collect a debt; any information obtained will be used for that purpose.