



June 7, 2011

Loan Number:

Borrower Name:

Property Address:

LOS ANGELES, CA 90037

Dear

In response to your request for a sale of the above referenced property, for less than the total payoff of the mortgage loan, America's Servicing Company ("ASC") hereby agrees to the short sale between

the sellers, and

the buyer, and will release its liens, contingent upon the following terms:

1. With a purchase price of \$170,000.00 in which the required minimum net proceeds for loan number 106-1127093859 should be no less than \$150,613.83. ASC 2nd lien loan number 106-112709 minimum net requirement is \$1,000.00. The settlement/closing is scheduled on 06/15/2011.
2. The approval letter is void after the closing date above.
3. Buyer(s) and seller(s) cannot be added, removed changed or substituted without prior written approval of America's Servicing Company.
4. Any assignment of contract is null and void. Under no circumstances can the contract be assigned.
5. The property is being sold in "As Is" condition. No repairs will be made or paid out of proceeds.
6. The transaction has to be an "Arms Length Transaction". The buyer(s) and seller(s) cannot be related through family or business interest.
7. A copy of the Final HUD1 Settlement Statement must be faxed to ASC within 48 hours of closing. This fax should be sent to 866-231-7960 or emailed to ASCClosingMilwaukee@wellsfargo.com. **Do not close without an approved HUD1 Settlement Statement from ASC.**
8. **IN NO EVENT SHALL THE BORROWER RECEIVE ANY FUNDS FROM THE SALE OF THIS PROPERTY, EXCEPT AS NOTED BELOW FOR THE HAFA INCENTIVE.**
Any surplus funds above the agreed upon short sale purchase price at the time of closing is the exclusive property of ASC and shall be made payable to ASC. The borrower(s) also waive their rights to any escrowed funds or refunds from prepaid expenses.

SS Approval Letter - v.2.9 02/11/2011

06/07/2011 8:46AM (GMT-05:00)