

WELLS FARGO HOME MORTGAGE**Wells Fargo Home Mortgage**
MAC X9400-02M
11200 West Parkland Avenue
PO Box 245018
Milwaukee, WI 53224

November 13, 2008

Los Angeles CA 90064

Dear

RE: Demand Statement for Loan 0155483266
Projected Settlement Date 12/12/08
Property Address
Rialto CA 92376

Wells Fargo Bank, N A issues its approval to sell the subject property which will result in a short payoff of the mortgage, and mortgagor(s) acknowledge they waive any and all rights to any escrow balance, insurance proceeds or refunds from prepaid expenses. Neither the borrower nor any other party may receive any sale proceeds or any funds as a result of this transaction except as noted in this letter. As agreed, when we are in receipt of the proceeds of sale and all required documentation, we will amend reporting to the credit bureau to reflect "agreed settlement short of full payment" which should be reflected on the credit report within 60-90 days from date of notification and waive any deficiency rights, if applicable.

This approval is based on the purchase contract dated 11/05/08 between the seller(s), and the buyer(s), for a purchase price of \$ 160,000.00. The terms of our approval and instruction to the Settlement Agent are as follows:

1. The required minimum payoff is \$ 138,350.00, scheduled for settlement on or before 12/12/08. Your contribution and settlement costs allocated for this transaction are:
Mortgagor contribution:
Cash at Closing: \$
Promissory Note: \$
Real Estate Commission: \$8000.00
Approved Seller Closing Costs:
Buyer cc \$4800.00
Title Charges \$3400.00
Attorney Fees \$1000.00
Recording fee \$500.00
IRS \$2450.00
Delq Tax \$1500.00

LW100/RDV/pg.1

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RE: Loan Number 106 - 1127093 & 1127093

9. The Following items are in agreement to be paid at closing:
(See attached preliminary Final HUD1/netsheet for details)

• 2nd lien to receive:	See Above
• Commission paid to be no more than	\$10,200.00
• Sellers concessions	N/A
• Remaining Settlement expense	\$5,186.17
• Borrower Payment	
Cash at Closing	N/A
Promissory note	N/A
• Other HUD1 Credits	N/A
• HAFA Borrower Relocation Incentive:	\$3,000.00

If the closing agent has any knowledge of any sale or transfer of property within 30 days of this transaction, closing agent must immediately notify lender prior to closing, funding and/or recording.

Any additional fees that were not approved on the date of this letter will not be covered by ASC and become the sole responsibility of the agent, buyer(s) and/or seller(s). If sellers concessions are approved, buyer(s) cannot receive cash.

If a promissory note is required, it must be signed and returned to ASC prior to the close of escrow. It is the responsibility of the closing agent to ensure that the executed and notarized promissory note is returned to ASC.

Sales proceeds will be returned if the promissory note has not been received. This will result in a delay of the transaction and/or possible cancellation of the short sale transaction.

Upon satisfaction of all terms specified above, the mortgages will be discharged and release documents will be forwarded for recording. If a foreclosure action was commenced against this property, then upon satisfaction of all terms of this approval, the pending foreclosure action will be dismissed & appropriate instruments recorded.

PRIOR TO CLOSE:

Please fax/email final HUD-1 48 hours prior to closing, for approval and/or revisions to MilwHAFA@wellsfargo.com or fax to 866-867-1630.

DO NOT CLOSE WITHOUT AN APPROVED HUD FROM ASC.

AFTER CLOSING:

Email or fax the following docs:

- HUD-1/ Settlement Statement (fully executed, certified copy)
- Lien release recording information
- Title page showing all liens, if not already sent
- Copy of POA, if applicable
- On FHA loans, we need the Closing Worksheet fully executed

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

03/18/2011 1:01PM (GMT-07:00)