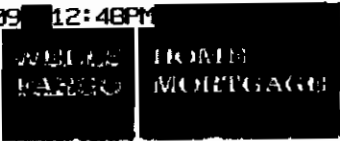


SEP.29.2009 12:48PM



Web NO. 057233 MP.29
MAC K7801-01k
3476 Scenicview Blvd
Fort Mill, SC 29715

August 06, 2009

██████████
20 Westcliff
Laguna Niguel CA 92677

Dear ██████████

RE: Demand Statement for Loan ██████████
Projected Settlement Date 08/31/09
Property Address 20 Westcliff
Laguna Niguel CA 92677

Client 708

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 04/29/09 between ██████████ And, the seller(s), and ██████████ And, the buyer(s), for a purchase price of \$ 900,000.00. The terms of our approval and instruction to the Settlement Agent are as follows:

- 1. The required minimum payoff is \$ 800,372.24, scheduled for settlement on or before 08/31/09. Your contribution and settlement costs allocated for this transaction are:


Mortgagor contribution:
Cash at Closing: \$0.00
Promissory Note: \$0.00
Real Estate Commission: \$54,000.00
Approved Seller Closing Costs:
Settlement 2,995.00
Title Ins 3,110.00
Overnight, Wire, Esc 172.50
TAX 3,021.26
HOA 3,914.00
Pest Insp, Warranty 1,780.00
2nd Lien 3,000.00
Hazard Report 135.00
Transfer. Docs 500.00
Seller's Concession 27,000.00

LC100/HMT/pg.1
Wells Fargo Home Mortgage
is a division of Wells Fargo Bank, N.A.

08/06/2009 2:48PM

WELLS
FARGOWells Fargo Bank, N.A.
Home Equity Solutions
MAC X2303-01N
One Home Campus
Des Moines, IA 50328

Wednesday, September 23, 2009


21662 OCEAN VISTA DR APT D
LAGUNA BEACH CA 92651-8140RE: Account # 
Property: 20 WESTCLIFF, LAGUNA NIGUEL, CA 92677

Dear Borrower(s):

You have requested that Wells Fargo Bank, N.A. (the "Bank") approve a short sale in connection with the above-referenced Property, whereby the Bank would accept \$3,000.00 from the proceeds of the sale of the Property, and release its lien on the Property. Please be advised that the Bank will not accept \$3,000.00 in full consideration for the release of its lien on the Property. Accordingly, for the Bank to accept your offer to: a) forgive the remaining balance; b) approve the short sale; and c) release its lien upon receipt of at least \$3,000.00 from the proceeds of the sale of the Property, the Bank must receive an additional amount of \$12,000.00. Please understand that payment of this additional amount (the "Additional Funds") will not be paid from the sale proceeds of the Property. The Additional Funds must be in consideration for the Bank releasing its lien on the Property and forgiving the remaining balance without having received payment of the entire balance owed on your Account. The Additional Funds must be received by the Bank by 10/23/2009, for the Bank to accept your short sale. It is the Bank's understanding that because the Additional Funds are part of the amount you must pay in consideration for the Bank's acceptance of your short sale offer, the amount of the Additional Funds must be disclosed on the HUD-1 Settlement Statement provided to you at the closing of the sale of the Property. There should be an indication that the Additional Funds were paid to the Bank outside of closing or "POC" to satisfy its lien. The amount to be paid to the Bank from the sale proceeds must also be disclosed on the HUD-1 Settlement Statement. You should advise the attorney or settlement agent responsible for conducting the closing regarding the Additional Funds paid.

As you know, your agreement to pay the Additional Funds and short sale proceeds from the sale of the Property as specified above is completely voluntary, and you are not required to sell the Property via a short sale. However, the Bank's final approval of the short sale of the Property is contingent upon receipt of these Additional Funds, as well as your compliance with all Short Sale Guidelines, which were previously provided to you. In addition, the short sale approval will not be final unless and until a Final Short Sale Approval Letter has been agreed to by Wells Fargo and written acceptance of the terms of the Final Short Sale Approval Letter is made by you. If a signed copy of the Final Short Sale Approval Letter is not received by the required due date and/or is altered in any manner, the approval becomes null and void.