



Notice Date: March 09, 2010



Account No.:

Property Address:



LA MESA CA 91942

LA MESA CA 91942

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

This letter will serve as BAC Home Loans Servicing, LP's demand for payment and advises you that BAC Home Loans Servicing, LP and/or its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property and the referenced account(s). This demand should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer from the buyer referenced in this letter.

WHAT THIS MEANS TO THE SELLER

BAC Home Loans Servicing, LP and/or its investors may pursue a deficiency judgment for the difference in the payment received and the total balance due, unless agreed otherwise or prohibited by law, if the short sale closes on the loan referenced above. In addition, if this loan is covered by mortgage insurance, the mortgage insurance company may reserve the right to pursue the seller for the deficiency based on the terms of the mortgage insurance policy. Furthermore, there may be tax consequences associated with entering into a short sale. The seller is encouraged to seek guidance from an independent tax advisor, and/or an attorney, before proceeding with the short sale.

If this short sale is contingent upon BAC Home Loans Servicing, LP and/or its investors receiving a promissory note, we will reserve the right to collect the full amount on the new promissory note which may lead to us pursuing a deficiency on that balance should the need arise. If the short sale does not close, then we will pursue all remedies under our note and mortgage. This offer is contingent upon BAC Home Loans Servicing, LP receiving a properly executed and notarized Promissory Note, if applicable, to this short sale transaction.

The conditions of the approval are as follows:

1. Closing must take place no later than 05/01/2010 or this approval is void. If an extension is requested and/or approved, then per diem interest will be charged through closing. Should the closing be delayed and the Investor/Insurer agree to an extension of the original closing date, the Borrower(s)/Seller(s) will be responsible for any per diem fees through the new date(s) of closing, extension fees and foreclosure sale postponement fees. The Borrower(s)/Seller(s) will be responsible for any additional costs or fees over the stated approved amounts.
2. The approved buyer(s) is/are [redacted] and the sales price for the property is \$ 280000
3. Another buyer cannot be substituted without the prior written approval of BAC Home Loans Servicing, LP.
4. Closing costs have been negotiated and agreed upon with the authorized agent as of March 09, 20
 - a. Total Closing Costs not to exceed \$ 280000.00
 - b. Maximum commission paid \$ 16800.00
 - c. Maximum allowed to the Jr. Lien Holder \$
 - d. Maximum allowed for HOA liens \$ (if applicable)
 - e. Maximum allowed for repairs \$ 0.00 (if applicable)
 - f. Maximum allowed for termite inspection/repairs \$ 0.00 (if applicable)

Any additional fees that were not approved on March 09, 2010 will not be covered by BAC Home Loans Servicing, LP and become the sole responsibility of either the agent, the buyer or the seller to pay at closing.

5. Net proceeds to BAC Home Loans Servicing, LP to be no less than

Proceeds from Sale	\$ 0.00	\$ 3000.00
Cash Contribution	\$ 0.00	\$ 0.00
Promissory Note	\$ 0.00	\$ 0.00

WIRES MUST CONTAIN THE LOAN NUMBER, BORROWER'S NAME AND PROPERTY ADDRESS. IF WE CANNOT IDENTIFY THE FUNDS, THEY WILL BE RETURNED.

***A certified copy of the Final Settlement Statement must be uploaded to the Short Sale System at the time of closing.

Upon receipt of the above stated items, BAC Home Loans Servicing, LP will issue a release of lien on its mortgage loan.

BAC Home Loans Servicing, LP appreciates all your efforts and cooperation in this matter. If you have any further questions, please contact our Short Sale Customer Contact Department at 1-



Property Of
www.SDShortSaleExperts.com

Notice Date: March 09, 2010

Account No.:
[REDACTED]

[REDACTED]

[REDACTED]

LA MESA CA 91942

Property Address:
[REDACTED]

LA MESA CA 91942

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

Attached is the Assignment of Unearned Premium Refund.

WHAT YOU SHOULD DO

The Assignment of Unearned Premium Refund must be properly executed. The completed document is to be returned to BAC Home Loans Servicing, LP at the close of escrow. It is the responsibility of your agent to ensure that BAC Home Loans Servicing, LP receives the executed Assignment of Unearned Premium Refund.

THANK YOU FOR YOUR BUSINESS

If you have any questions, please call [REDACTED]

FARMERS INSURANCE GROUP

Policy Number: [REDACTED]
Policy Number:
Policy Number:
Policy Number:
Policy Number:
Policy Number:
Policy Number:
Policy Number:
Policy Number:
Policy Number:

ASSIGNMENT OF UNEARNED PREMIUM REFUND

We have sold [REDACTED] LA MESA	[REDACTED] CA 91942	The sale closed on	
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I/We the insured hereby request cancellation of the referenced policy effective on the closing date. Please refund the unearned portion of the premium directly to:

BAC Home Loans Servicing, LP
[REDACTED]
Simi Valley, CA 92065

ATTENTION: Short Sale Customer Contact Department

REFERENCE Account No:

[REDACTED]

I/We the insured hereby relinquish any claim to these funds.

Thank you for your courtesy and cooperation in this matter.

[REDACTED]	enter date executed
[REDACTED]	3/12/10
/ Signature	enter date executed