



CENTRAL MORTGAGE COMPANY

January 18, 2008

Expert Real Estate
 Attn: Caroline Gim
 562-861-4311
 (Fax) 562-861-4752

Re: CMC # [REDACTED]
 Property Address: [REDACTED]

Dear Caroline;

Our investor has approved the short sale of \$485,000.00 for the above referenced property.

Contingencies for this short sale are as follows:

- Neither the borrower(s) nor any other party is to receive any money from the proceeds of the sale other than the authorized closing costs listed below. The borrower(s) must agree to forfeit their rights to escrowed funds, insurance proceeds or refunds from pre-paid expenses.
- The net sale proceeds **MUST** be received in this office within 24 hours of closing in order to remain in compliance with investor's instructions. Here is the breakdown of the short sale:

Gross Sales Price	\$ 485,000.00
Broker's Commission	- 24,250.00
Payoff to 2 nd lien holder	- 3,000.00
Closing Costs	- <u>14,892.00</u>
Net Proceeds to Central Mortgage	\$ 442,858.00

- We must receive a copy of the executed HUD-1 Settlement Statement, the original signed Promissory Note (if applicable), and the proceeds from the sale by the end of business **02/22/2008**, additionally please provide the final HUD 1 to me for review at least 48 hours prior to closing. In exchange for the amount of \$442,858.00 we agree to issue a Satisfaction of the Mortgage dated October 6, 2005 in the amount of \$528,000.00.
- Any payoff instruction letters from the investor or the mortgage insurer that are enclosed, are made a part of this letter and must be strictly adhered to by the closing attorney and/or settlement agent.



Payoff Letter for Short Sale
CMC Loan # [REDACTED]
January 18, 2008
Page 2

HERE ARE UPDATED WIRING INSTRUCTIONS FOR YOUR CONVENIENCE

BANK NAME: [REDACTED]
ACCOUNT NAME CENTRAL MORTGAGE COMPANY
[REDACTED]
Routing Number is: [REDACTED]
Account Number is: [REDACTED]
ATTN: [REDACTED]
REF: [REDACTED]

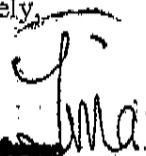
Please call [REDACTED] when wire is complete and give WIRE CONFIRMATION NUMBER.

For overnight delivery of funds and/or documents, please forward to the following address:

Central Mortgage Company
Attn: Homeowner Assistance
881 [REDACTED] Road Suite 1
[REDACTED]

If you should have any questions, please do not hesitate to contact me at [REDACTED] extension [REDACTED] or my direct line is [REDACTED].

Sincerely,


[REDACTED]

Homeowners Assistance Specialist