



Chase Home Finance LLC (OH4-7164)
4915 Independence Parkway
Tampa, FL 33634

January 22, 2010

[Redacted]

Sina Gumina
2141 Palomar Airport Rd, Ste# 100
Carlsbad, CA 92011
Phone (760) 930-9898
Fax (866) 698-9830

Short Sale Offer Confirmation

Chase Home Finance LLC Account: [Redacted]

Name: [Redacted]

Property Address: [Redacted]

Dear [Redacted]

Chase Home Finance LLC ("Chase") is writing to confirm our acceptance of a Short Sale on the above-referenced account.

Chase agrees to release its security interest(s) in the above-referenced Property upon receipt of \$ 490,650.77 in certified U.S. funds. Any additional funds not previously disclosed which result from this Short Sale will also be due and payable to Chase, in addition to this amount. Chase requires that we approve the final HUD-1 Closing Statement prior to closing and further stipulates that no more than \$ 0.00 be given to the Seller(s). The amount paid to Chase is for the release of Chase's security interest(s), and we will waive the remaining deficiency balance on the account, totaling \$ 103,325.46.

In order for us to release our current lien(s) on the Property and waive the remaining deficiency balance remaining after the Short Sale, you must send all of the following to Chase by 2/19/10.

- Payment of not less than \$ 490,650.77, in the form of certified or wired funds only, made payable to Chase Home Finance LLC, and sent by overnight mail or wire to:

Overnight Mail: Chase Home Equity
 III Default Payment Processing II
 Mail Code OH4-7164
 3415 Vision Drive
 Columbus, OH 43219-6009

Wire Information: Chase Home Equity
 Account #: 9008113745
 ABA#: 021000021
 Account Name: Chase Home Equity Payoffs

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- One (1) signed and dated copy of this letter, faxed to (813)649-8384. This should be accompanied by the enclosed Borrower Contact Information Update Form, if applicable.
- One (1) certified copy of the HUD-1 Closing Statement in connection with the sale of the Property to Benjamin Pacheco, pursuant to a purchase/sale contract in the amount of \$ 540,000. If the HUD-1 Closing Statement shows that you will receive any additional proceeds, including but not limited to cash, notes, or goods, those proceeds must be paid to Chase Home Finance LLC, in addition to the amount set forth in the first bulleted item above. The HUD-1 should be faxed to (813)649-8384.
- One (1) signed & notarized copy of the "Arm's Length Transaction" affidavit included in the approval.

Please be sure to reference the Borrower name(s) and account number on all correspondence.

This offer becomes null and void if we do not receive funds and all required documents on the earlier of (1) one business day after the date of closing of the sale of the Property after all necessary approvals from us are obtained, or (2) 1/19/10. Please be aware that our acceptance of this Short Sale is reported to various credit bureau reporting agencies, which may have an adverse effect on the Borrower's credit rating.

Chase also reports forgiveness of debt to the IRS. Proceeding with this transaction may have implications on the Borrower's state or federal tax liability; the Borrower may consult a tax advisor for additional information.

If you have any questions, please contact us at the number provided below. At Chase, we value you as a customer and want to ensure your continued satisfaction.

Sincerely,
Eric Garling
Loss Mitigation Department
(866) 284-7610 x 77545
(800) 582-0542 TDD / Text Telephone
(813) 649-8384
eric.x.garling@jpmchase.com

Enclosures

1. Borrower Acknowledgement
2. Borrower Contact Information Update Form

For California customers, the state Rosenthal Fair Debt Collection Practices Act and the federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work. For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt. Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at (877) FTC-HELP or www.ftc.gov.

Chase Home Finance LLC is attempting to collect a debt, and any information obtained will be used for that purpose.

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

To the extent your original obligation has been discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute a demand for payment or an attempt to impose personal liability for such obligation.

Short Sale Letter-Def Waived