



Home Equity Solutions
Mac X2303-01N
One Home Campus
Des Moines, IA 50328

May 10, 2010

[Redacted address lines]

RENO NV 89523-7172

RE: **Short Sale Final Approval**

[Redacted subject details]

Dear Borrower(s):

This Final Short Sale Approval Letter serves to confirm that Wells Fargo Bank, N.A. (Wells Fargo) has approved your request for a short sale of the above-referenced Property, and is an agreement between you and Wells Fargo as to the terms of the short sale of the Property.

Wells Fargo's approval of your request for a short sale of the Property is valid until 5/12/2010, and requires that Wells Fargo receive written acceptance by you on or before 5/12/2010. To accept, sign and return the original copy of this letter to Wells Fargo in the enclosed envelope.

Any requested changes to the stated terms and conditions in this letter must be requested in writing by you, and/or your legal representative and approved by Wells Fargo.

The APPROVAL TERMS AND CONDITIONS are:

- 1) The closing (settlement date) and funding to be no later than 5/12/2010.
- 2) The borrower(s) is to net \$ 0.00 (zero) from the sale.
- 3) The real estate agents' commissions to be withheld from the net proceeds check are not greater than \$7,500.00 (5.000% of the contract sales price).
- 4) The contract for the sale of the property is an arms length transaction, negotiated between the borrower(s) and the buyer(s) who are unrelated parties, with each party acting in their own self interest. The contract sales price is the fair market value of the property, and has been fairly bargained for and agreed to by and between the parties to the sale contract. The borrower(s) affirmatively state that they are not related to the person(s) named as the borrower(s) for the sale of the property, by blood, marriage, or in any other manner.

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5) Wells Fargo's actual payoff due through 5/12/2010 (after the date of closing) is estimated at \$52,468.50. The payoff includes: unpaid principal balances, accrued interest, late charges, negative escrow reserve, and delinquency expenses. The shortfall amount (outstanding loan balance including additional charges, less net sale proceeds paid to Wells Fargo), estimated \$46,468.50 is forgiven. If you purchased optional credit insurance of any kind in connection with your Account, and your coverage has not previously been cancelled, your participation in this short sale agreement will result in the cancellation of your insurance coverage in accordance with the terms of your insurance contract, and coverage will not be reinstated.

made payable to Wells Fargo Bank, N.A.