



P.O. Box 52238
 Idaho Falls, ID 83405-2238
 R028

5/19/2011

[REDACTED]

SAN DIEGO, CA 92101

RE: SETTLEMENT TERMS

SRG File #: [REDACTED]

Borrower: [REDACTED]
 Flagstar Bank Loan No: [REDACTED]
 Current Outstanding Balance: \$80,937.17
 Property Address: [REDACTED]
 SAN DIEGO, CA 92101

NOTICE:SEE REVERSE SIDE FOR IMPORTANT DISCLOSURES AND OTHER INFORMATION

Dear Frank Albanese:

On TRANSFER DATE TO SRG 4/20/2011, the above mentioned loan was transferred from Flagstar Bank to Strategic Recovery Group for resolution for the borrower's unpaid Mortgage balance for the property address listed above. In accordance with the note executed by the borrower, the current outstanding balance is in the amount of \$80,937.17. In an effort to resolve this obligation, we are authorized to offer you a reduced settlement payment of \$8,100.00 which is approximately 10.00% of the current outstanding balance. This settlement payment will close the collection account with SRG.

Once the payment posts to your account and the funds have been verified, this total payoff will resolve the outstanding balance between SRG, Flagstar Bank and you. Please understand that if there is any variance of these terms we will consider our settlement offer as null and void. The benefits of paying this account include (1) the debt will be updated as "Settled In Full" with SRG and Flagstar Bank, (2) collection efforts will cease, (3) you will receive written notification directly from SRG to reflect that your loan has been 'Paid - Settled In Full', and (4) Any existing lien attached to this debt on this property will be released.

Settlement Terms:

<i>Payoff Arrangement:</i>	<i>Amount Due:</i>	<i>Payment Options:</i>	<i>Purpose</i>
Settlement Payment Due - 6/30/2011	\$8,100.00	Bank Wire	Settlement Payment

For any questions and for payment assistance, please call us, directly at our toll free telephone number 866.344.3314, we are available from 7a.m. to 9p.m. cst.

Sincerely,

Strategic Recovery Group

Correspondence Address:
 Strategic Recovery Group
 [REDACTED]

Irving, TX 75063

All Payments must be made payable to **SRG**

Bank Wire Instructions:

Wells Fargo Bank

Beneficiary: Vantium Capital, Inc.

SRG Debt Recovery LBX
 [REDACTED]

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

We are required under state law to notify consumers of the following rights. This list does not contain a complete list of rights consumers have under state and federal law in the listed states or other states.

STATE	APPLICABLE NOTICE
California	As required by law, you are hereby notified that a negative credit report reflecting on your credit records may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.
Colorado	Colorado Address: 717 17th Street, Suite 2300, Denver, Colorado 80202; 866-436-4766.
Minnesota	This collection agency is licensed by the Minnesota Department of Commerce.
New York City	New York City Department of Consumer Affairs License #1297744
North Carolina	North Carolina Collection Agency License #103129.
Tennessee	This collection agency is licensed by the Collection Service Board of the Tennessee Department of Commerce and Insurance.
Utah	As required by Utah law, you are hereby notified that a negative credit report reflecting on your credit records may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.