



12/05/2011

[REDACTED]
[REDACTED]
CARLSBAD CA 92011

Bank of America Corporation
9000 Southside Blvd Bldg 400
FL9-400-01-21
Jacksonville, FL 32256
[REDACTED]

Loan No: # [REDACTED]
[REDACTED]
CARLSBAD CA 92009

By participating in Bank of America's Short Sale Program, you are taking an important step to prevent the foreclosure on the property listed above. We are sending this letter to confirm our agreement to accept a short sale offer on the above-referenced Home Equity loan with the following terms:

Bank of America agrees to accept **\$2,482.00** as payment towards the above referenced loan. The payment can only be made with a wire transfer to Bank of America. Upon the bank's receipt of **\$2,482.00** and a signed copy of the Final Short Sale HUD-1 form, the bank will release the lien and charge off the remaining debt as an uncollectable balance. Any deficiency balance will be waived and the appropriate 1099 form will be sent. Bank of America will report the account to the major credit reporting agencies as "Paid in Full for Less than the Full Balance", and show no remaining balance owed to Bank of America. If there are additional proceeds after the first lien is paid in full, and there are no other liens ahead of the above-referenced loan, the additional proceeds will be added to the above amount.

We will continue to report your account to the major credit reporting agencies. Although a short sale will have a negative effect on your credit, by completing this transaction, you may qualify for financing for a future home sooner than if you do nothing and allow your home to go through a foreclosure. Credit scores are determined by the credit bureaus and not controlled directly by Bank of America beyond our commitment to accurately report the status of all our customers. Visit <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm> to learn more about credit scores.

NEXT STEPS

1. Please confirm your acceptance of the terms in this letter by signing and dating the enclosed copy of this letter. Please note that this letter will need to be notarized prior to returning it to us.
2. A closing agent will contact you to discuss next steps for wiring funds to complete the transaction.
3. If Bank of America does not receive this signed agreement and the payment specified in this letter by **Expiration Date 02/03/2012**, this offer will be cancelled.
4. A certified copy of the final estimated Settlement Statement must be reviewed by the closing officer 72 hours prior to closing. Please note that you cannot close without final approval of the closing costs.
5. A certified copy of the Final Settlement Statement along with the signed approval letter must be emailed to your closing officer the time of closing. In order to ensure the privacy and protection of your information, please contact us at 866-413-3757 (or "contact your Bank of America rep") to learn how you can send this information in a secure manner.

In order for us to apply these funds to this loan, it is very important that the funds are wired to the address below. Do not send the funds to any other Bank of America address including our banking centers. The final HUD-1 should show the required funds and this amount should be taken from the proceeds of the short sale.