

December 29, 2011

[REDACTED]
[REDACTED]
[REDACTED]
JACUMBA, CA 91934

Re: California Coast Credit Union
Property Address

[REDACTED]
[REDACTED]
JACUMBA, CA 91934

Dear [REDACTED]

A short sale of the property related to the above-referenced loan has been approved and is subject to the following terms and conditions. **If the following conditions are not met, California Coast Credit Union reserves the right to return the payoff funds and require payment in full under the original terms of the Note and Security Instrument. If we elect to pursue the remedies provided by the original loan documents, all collection efforts and foreclosure proceedings will continue as permitted under applicable law.**

1. California Coast Credit Union is to accept no less than **\$5,000.00** as full satisfaction of the current outstanding debt. When all of the terms and conditions listed in this letter are satisfied, California Coast Credit Union will prepare and record the release of lien on the property and release foreclosure judgments according to applicable state and local requirements. If there are any changes to the amounts reported on the preliminary Settlement Statement (HUD-1) you provided to us and dated **12.07.2011**, you must resubmit your short sale request to California Coast Credit Union for approval.
2. California Coast Credit Union must receive certified payoff funds on or before **01.30.2012**. If the sale occurs sooner, and the funds are not received within 24 hours of the final settlement date, a penalty of **\$0.00** per day may be assessed until we receive the payoff funds and final Settlement Statement (HUD-1).
3. *Within 24 hours of the close of escrow, please email the following information to sroach@calcoastcu.org Member Care Unit:*

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- A certified copy of the final Settlement Statement (HUD-1). If the final HUD-1 is not received within 24 hours of the final settlement date on the HUD-1, payoff funds may be returned.
 - A copy of this approval letter signed by the title company or closing attorney
 - An addendum showing that all taxes, Homeowner Association dues, and water/sewer bills are paid, itemized by base, interest and penalties for time assessed
4. The original Settlement Statement (HUD-1) should be sent overnight mail to California Coast Credit Union Attn: Payoff Dept., 9201 Spectrum Center Blvd, San Diego, CA 92123.
 5. The Seller/Member will not receive any sale proceeds from this transaction. Any excess funds as a result of this sale must be sent to California Coast Credit Union.
 6. The Seller/Member agrees that as a condition of this approval California Coast Credit Union will receive any funds held in an escrow account and any refunds from pre-paid expenses that otherwise would be payable to Seller/Borrower. This includes, but is not limited to, proceeds received from any hazard insurance claims and/or any unearned premiums. These funds also must be made payable directly to California Coast Credit Union without recourse.
 7. The sale price is \$50,000.00.
 8. The real estate commissions related to the sale will not exceed \$3,000.00.
 9. Funds designated to (1st lien that is not CCCU) \$40,622.67
 10. The closing costs, including taxes and repairs, are not to exceed \$2,377.33. California Coast Credit Union will not pay for any Home Warranty, document preparation, facsimile, overnight, demands, wires, messenger, or reconveyance fees.
 11. If this sale is canceled, you must notify us immediately. This approval extends only to the sale of the property to [REDACTED], according to terms and conditions as stated in purchase contract dated 09.11.2011.

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12. This approval letter is invalid if any third party is listed as "Seller" on the Settlement Statement (HUD-1) other than the individual(s) listed on the original Note.
13. Any modification to the proposed sale or new sale agreement must be reviewed by California Coast Credit Union and will require a new and separate approval letter.
14. The Seller/Member will be responsible for the removal and/or release of any and all judgments, junior liens, and/or tax liens prior to the close of escrow.

Please be advised that we may report the amount of the cancelled debt to the major credit reporting agencies and the Internal Revenue Service as required by applicable law. You should consult your tax advisor regarding the impact this may have on your financial condition.

All funds should be made payable to California Coast Credit Union and be sent overnight mail to:

California Coast Credit Union
Attn: Payoff Dept.

[REDACTED]
San Diego, CA 92123

Please include the original executed Settlement Statement (HUD-1) along with the check.

If you choose to pay via wire transfer, all funds must be wired to:

Member name
Member account number
Routing number: [REDACTED]
Bank Name: California Coast Credit Union
Address: P.O. Box 502080
San Diego, CA 92150