



Lender Business Process Services

[REDACTED] Beaverton, OR 97005

Business Hours (Pacific Time)

Mon-Thu 5:00am to 9:00pm; Fri 5:00am to 6:00pm
Sat 6:00am to 12:00pm; Sun 11:00am to 5:00pm

Payments

P.O. Box 7162; Pasadena, CA 91109-7162

Correspondence

P.O. Box 4121; Beaverton, OR 97076-4121

Phone

[REDACTED]

Fax

[REDACTED]

Website

www.lbps.com

SETTLEMENT AGREEMENT

Date: September 16, 2010

Loan No: [REDACTED] *L775B*
Borrower: [REDACTED]
San Diego, CA 92127

RE: Notice of Discounted Payoff

Dear Shannon Keatley
Fax: [REDACTED]

IBM Lender Business Process Services, Inc. (LBPS), the current servicer of the above referenced loan, is pleased to advise you that we have approved a discounted payoff for the above referenced loan ("Loan") in the amount of \$278,025.00, plus any amounts that we have advanced after this date. This discount expires on September 18, 2010 ("Expiration Date"). To accept this offer, you must complete the following steps prior to the expiration date.

1. All of the above named Borrower(s) or guarantor(s), if applicable must sign this letter below. Each signature must be notarized. You should be able to obtain a notary at your bank.
2. Your fully signed and notarized copy of this letter must be received by September 18, 2010. You may fax this letter to the fax number referenced above or mail to the mailing address referenced at the end of this letter.
3. We must receive the full discounted payoff amount by bank wire transfer, bank check, money order or certified funds on or before September 18, 2010. You must send the funds to the address referenced at the end of this letter.
4. A copy of the signed certified HUD-1 Settlement Statement for the sale of the property must be received by September 18, 2010. You may fax this to the fax number referenced above or mail to the mailing address referenced at the end of this letter. The HUD-1 Settlement Statement must be in accordance with the Estimated HUD-1 Settlement Statement, which indicates a purchase price of \$300,000.00. By signing below, you acknowledge that LBPS and the holder of your note relied upon this Estimated HUD-1 Settlement Statement to approve the discounted payoff settlement. Any surplus funds shown on the Final HUD-1 Settlement Statement in excess of the amount shown on Estimated HUD-1 Settlement Statement also must be paid directly to LBPS in accordance with the instruction in item #3 above.
5. The HUD-1 Settlement Statement must identify Borrower(s) as the seller(s) and [REDACTED] and [REDACTED] as the buyer(s).