

Chase (OH4-7129)
 3415 Vision Drive
 Columbus, OH 43219-6009

April 27, 2012

Attn: Carlos Villarreal

Phone Number: 305-418-0041
 Fax Number: 305-603-9175

Conditional Approval of Sales Contract

Chase Account: [REDACTED]
 Borrower(s)/Seller(s): [REDACTED]

Property address: [REDACTED]
 Buyer(s): [REDACTED]

Dear Closing Agent:

Chase (the "Lender") has preliminarily approved of the sales contract pertaining to the above-referenced Property for \$355,000.00 between the Seller and the Buyer. Please be advised this is not the final approval for the referenced sale. Once the HUD-1 is approved, closing instructions will be issued and the closing may occur. The Property must be free of liens at the time of closing. Please be aware that should the sale on the Property proceed as outlined, our acceptance of this Short Sale will be reported to the various credit reporting agencies and may have an adverse effect on the Seller's credit. Proceeding with this transaction may have implications on the Seller's state or federal tax liability; the Seller may consult a tax advisor for additional information.

Below we have detailed both the expected seller closing costs and the minimum amount of proceeds to be received by Chase.

<u>Expected Seller Closing Costs</u>	
Realtor Commission	\$21,300.00
Seller Concessions	\$10,650.00
County Tax	\$2,717.24
Closing Fee	\$1,500.00
Title Insurance	\$1,850.00
Recording Fee	\$60.00
Transfer tax	\$2,130.00
Search	\$135.00
HOA Dues	\$10,200.00
Total Seller Closing Costs	\$50,542.24
<u>Expected Credits</u>	
	\$0.00
Total Credits	\$0.00
<u>Minimum Net Proceeds to Lender</u>	
Sales Price	\$355,000.00
- Total Closing Costs	\$50,542.24
+ Closing Cost Credits	\$0.00
Total Minimum Net Proceeds to Be Received by the Lender	\$304,457.76