

citi financial

mortgage

February 10, 2009

Account Number:

Customer:

Woodland Hills, Ca 91367

This letter serves as CitiMortgage, Inc.'s authorization and acceptance of a short sale on the property securing the above referenced loan with a payment to CitiMortgage, Inc. of \$22,000.00. This short sale is approved for the limited purpose of releasing the mortgage lien on the property only and shall not extinguish the obligation under the note originally given.

Any release or discharge of mortgage to be provided shall state that the mortgage is being released or discharged but will not acknowledge or state that the debt is satisfied or is paid in full; Farhad Nazemi, maker of the note, shall remain liable to the holder of the note for the remaining balance due thereon, together with any additional interest or charges that may be due in respect to the note in accordance with its terms or which may be assessed by a court of competent jurisdiction.

CitiMortgage's short sale approval is contingent upon the following conditions being met:

1. is to receive no proceeds from the sale of the above property. Any and all refunds or credits should be added to the net proceed and remitted to CitiMortgage, Inc. at the time of closing.
2. The closing should take place on or before February 27, 2009. CitiMortgage, Inc must approve any extensions of the closing date beyond the approved date.
3. A copy of the HUD-1 settlement statement, and a copy of either the certified funds with an overnight delivery tracking number (UPS, FedEx, etc.) or the bank wire confirmation slip must be faxed to Wes Temitim (972) 657-1699 at the time of closing AND returned as part of the closing packet.
4. Certified funds or bank wire must be received on or before February 27, 2009.
5. Only upon receipt of certified funds and the final (or certified copy) HUD-1 settlement statement, will CitiMortgage, Inc. release its mortgage on the property.
6. CitiMortgage, Inc. reserves the right to revoke this short sale authorization until the certified funds, Monthly Payment Agreement, and final (or certified copy) HUD-1 settlement statement is received and reviewed.
7. Any funds held in the CitiMortgage, Inc. Escrow/Impound Account and/or insurance claim proceeds will be considered the property of CitiMortgage, Inc. and will be applied towards the loss on the account.
8. A copy of this letter must be provided to Farhad Nazemi at the time of closing.

CitiFinancial Mortgage Company, Inc.
1111 Northpoint Drive
Coppell, TX 75019

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