

First Franklin Loan Services
 P.O. Box 1838
 Pittsburgh, PA 15230-1838

January 02, 2009

Reseda CA 91335

RE: Loan No.
 Property Address

Reseda CA 91335

Dear Loan Customer,

This letter details the terms of the conditional approval by our company of a short pay-off on the above referenced loan. Please note that this approval is NOT FINAL until the terms of this approval have been met and we receive all the materials required. The terms of approval are:

1. Sale Price: \$185,000.00
2. Certified Pay-off Funds no less than: \$152,892.00
3. Transaction must close on or before: January 15, 2009
4. We must receive the funds by 2 pm ET: January 16, 2009
5. The real estate commission must be no more than 5%
6. Seller(s) must receive no proceeds from the sale.
7. Final closing figures must be faxed to us 48 hours prior to the closing.
8. Seller(s) MUST write a letter requesting that all remaining escrow funds (if applicable) be applied to the indebtedness. This includes any tax and/or insurance refunds.

Please see the second page for materials that must be provided after closing along with mailing and wiring information.

LM901/ACA