



4828 Loop Central Drive
Houston, TX 77081
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Fax (713) 793-4363
www.littonloan.com

January 8, 2009

Pittsburg, CA 94565-7209

Re: Litton Loan #:
Borrower:
Property Address:
Pittsburg, CA 94565

Dear Borrower(s):

Litton Loan Servicing LP hereby agrees to participate in the assisted short sale of the above referenced property. This demand letter should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer by the buyer referenced in this letter. The conditions of approval are as follows:

1. The closing and funding must take place no later than January 28, 2009, or this approval is void.
2. The approved buyer(s) is/are Non-Relative(s) and the sales price shall be \$200,000.00. Another buyer cannot be substituted without Litton's prior written approval.
3. Proceeds to Litton Loan Servicing LP shall be no less than \$173,000.00. Litton reserves its right to adjust its approved net proceeds or cancel this approval if any of the terms on the preliminary Hud 1 provided are altered without our prior approval. The property is being sold in "As-Is" condition. No repairs will be paid out of the proceeds, unless specifically stated.
4. The seller will not receive any proceeds from this short sale transaction. If there are remaining escrow funds or refunds of any kind, they will be sent to Litton Loan Servicing LP to offset the loss.
5. Should the closing be delayed and the investor agrees to an extension of the original closing date, the seller shall be responsible for per diem charges, extension fees and foreclosure sale postponement fees. The seller shall also be responsible for any additional costs and fees over the aforementioned approved amounts.
6. Litton Loan Servicing LP will provide a satisfaction of debt within the statutory time limit governed by the Property State.
7. The closing agent must provide a copy of the final HUD-1 closing statement at least 24 hours prior to closing for final approval by Litton.

Closing agent Must send a copy of the wire confirmation immediately following closing along with a copy of the final fully executed HUD-1 settlement statement to:

Litton Loan Servicing LP
ATT: Loss Mitigation Department - Nathan Hayes
nathan.hayes@littonloan.com
800-999-8501 ext 7203
Fax: 972-653-6382

Wiring instructions
Bank name: Chase Bank
City, State: Houston, TX
Name: LLSLP-RCA ACQ
ABA # 113000609
Account # 00113206339

Please Reference: Short Sale and Loan #
Attn: Georgia Chirtos