

01/08/2008 12:17 FAX 281 530 4226
12/06/2007 09:25 281 558 828

AMERICAN TITLE CO.
FARMERS INSURANCE

002
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Dec-08-07 01:30pm From-

T-466 P.002/004 F-487



December 6, 2007

Tuyet Pham
Phone 832-396-9001
Fax 281-558-8828

ASC Loan Number: 1100182839 & 1127076532

Borrower Name: Trung Dang

Prop Address: 15222 Snow Hill Ct
Sugarland TX 77478

Dear Tuyet Pham:

In response to your request for a sale, of the above referenced property, for less than the total payoff of the property, America's Servicing Company hereby agrees to the short sale between Trung Pham, the seller(s), and Chamisa Harris the buyer(s), and will release its lien, contingent upon the following terms:

*Lst
2nd*

1. With a purchase price of \$185,550 in which the required minimum net proceeds for ASC should be no less than \$166,061.38 and \$1,000 respectively. The Settlement/Closing is scheduled on or before 12/15/07.
2. Any extension of the closing date requires the written approval of America's Servicing Co. A copy of the HUD 1 Settlement Statement (final) must be faxed to America's Servicing Company. This fax should be sent to 866-490-2616. The original HUD1 Settlement Statement needs to be sent overnight mail with the proceeds check.
3. **IN NO EVENT SHALL THE BORROWER RECEIVE ANY FUNDS FROM THE SALE OF THIS PROPERTY.** Any surplus funds above the agreed upon Short Sale purchase price at the time of closings is the exclusive property of America's Servicing Company and shall be made payable to America's Servicing Company. The mortgagor(s) also waive their rights to any escrowed funds or refunds from prepaid expenses.

Upon satisfaction of all terms of this approval, the mortgage will be discharged and a release document will be forwarded for recording. If a foreclosure action was commenced against this property, then upon satisfaction of all terms of this approval, the pending foreclosure action will be dismissed and appropriate instruments recorded.

ALL REMITTANCES MUST BE MADE BY CASHIERS CHECK or CERTIFIED FUNDS, PAYABLE TO ASC:

ASC
11200 W. Parkland Avenue
Milwaukee, WI 53224
MAC # X9400-02A
Attn: Gustavo Mariorano

ASC is required by Fair Debt Collections Practices Act to inform you that if your loan is currently delinquent or in default, as your loan servicer, we will be attempting to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge, and the loan was not reaffirmed in the bankruptcy case, ASC will only exercise its right against the property and is not attempting any act to collect the discharge debt from you personally.

Should have any questions, please feel to call me. I can be reached at 414-214-4349 or fax 866-359-4876.

Sincerely,

Gustavo Mariorano
Mortgage Loan Adjuster
ASC - Loss Mitigation

Note: Check should be made out to American Servicing Company, Loan # 1100182839 & 1127076532, \$166,061.38 & \$1,000 (respectively)