



December 30, 2008

MIAMI BEACH, FL 33139

Account No.

Dear Borrower:

This letter will serve as Countrywide's demand for payment and advises you that Countrywide Home Loans and its Investors and/or Insurers have agreed to accept a short payoff involving the above-referenced property (the Short Sale transaction). This demand 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 the approval are as follows:

1. Closing must take place no later than **January 26, 2009** , or this approval is void.
2. The approved buyer(s) is/are _____ and the sales price for the property is **\$245,000.00**. Another buyer cannot be substituted without Countrywide's prior written approval in connection with this short sale.
3. Proceeds to Countrywide to be no less than **\$206,787.17**.
4. Total closing costs, including realtor's commission, not to exceed **\$38,212.83**. This figure includes **\$0.00** for buyer's closing cost.
5. Termite reports and repair not to exceed **\$0.00**.
6. Realtors commission not to exceed **\$12,250.00 (5%)**.
7. The property is being sold in "AS IS" condition. No repairs will be paid for out of the proceeds, unless specifically stated otherwise.
8. The Seller(s) is _____ Seller to contribute **\$0.00**, to assist in the closing of this transaction. This contribution will be in the form of:

PROMISSORY NOTE	\$	0.00
CASH	\$	0.00

If a promissory note is required, it must be signed and returned to Countrywide prior to the close of escrow. It is the responsibility of the closing agent to ensure that the promissory note is signed and returned to Countrywide.

If a promissory note has already been signed and agreed to between the seller, Investor and the Mortgage Insurance Company, a signed, certified copy must be provided to Countrywide prior to the close of the short sale transaction. It is the responsibility of the closing agent to ensure that Countrywide receives the copy.