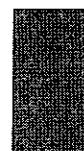




Your cooperative short sale offer  
has been approved.  
Please read below for important  
next steps.



DATE: 10/4/2012

Loan Number: xxx[REDACTED]

Property Address:

[REDACTED]  
OCEANSIDE, CA 92057

By participating in Bank of America's cooperative short sale program, you are taking an important step to prevent the upcoming foreclosure sale on the property listed above. This letter confirms our agreement to accept a short sale offer on the above-referenced home equity loan with the following terms:

- Bank of America, N.A. agrees to accept \$3,023.88 as settlement of the home equity loan. These funds should be taken from the proceeds of the sale and included on the final HUD-1 form.
- Upon receipt of the payment of \$3,023.88 and a signed copy of the final HUD-1 form, we will release the lien.
- The remaining balance will be considered an **uncollectable** debt and will be waived.
- The appropriate Internal Revenue Service (IRS) 1099 Form or Forms will be filed to report the waived balance. We suggest that you contact the IRS or your tax preparer to determine if you have any tax liability.
- Bank of America, N.A. will report the debt to the credit reporting agencies as "paid in full for less than the full balance". To learn more about the potential impact of a short sale on your credit, visit <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>

The estimated amount of your deficiency is \$53,584.05. The estimated amount of this deficiency you will be responsible for is \$0.00. These estimates represent the combined deficiency and remaining obligation for all of the loans referenced above. You are not required to make a cash contribution.

We will continue to report the loan to the major credit reporting agencies until this transaction is complete. A short sale generally takes less time to complete than a foreclosure, so your reported delinquency could be shorter than it would with a foreclosure. As a result, your credit may improve sooner than it would if your house were to go into foreclosure. Credit scores are determined by your credit history and not controlled directly by Bank of America, N.A. beyond our commitment to accurately report the status of all our customers' accounts. Visit <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm> to learn more about credit scores.

Please confirm your acceptance of the terms by signing and dating the enclosed copy of the letter in the presence of a notary public and returning it with your payment to the address below. If Bank of America, N.A. does not receive this signed and notarized agreement and the payment specified in this letter by **Expiration Date** October 19, 2012 this offer will be cancelled.

#### USE FOR ISERIES LOANS

In order for us to accurately identify and apply the short sale proceeds to your loan, it is very important that you **wire the payoff amount within 72 business hours of the HUD-1 settlement date**. Please see the wiring guidelines below.

Loan Number: xxx[REDACTED]  
Borrower Name(s): [REDACTED]

Wire funds to:

Bank of America, N.A.  
275 Valencia Avenue  
Brea, CA 92823  
MRC Account No. 12357-47067  
ABA 026-009-593

**Please note:** Wire transfers must include the loan number, borrower's name and property address. If the funds cannot be properly identified, they will be returned.

USE FOR ALS-RMS LOANS:

In order for us to accurately identify and apply the short sale proceeds to your loan, it is very important that you send the funds to the address below. **The payment can only be made with a cashier's check payable to Bank of America, N.A. and must include the loan number on the check.** Please do not send the funds to any other Bank of America, N.A. address including our banking centers.

Please **OVERNIGHT** your payment to:

Bank of America, N.A.  
Short Sale Team  
NC4-105-03-86  
4161 Piedmont Parkway  
Greensboro, NC 27410

We will record a lien release once the final transfer of title of the property is completed, if all of the terms and conditions of this Agreement are met. Please remember that we are here to help you throughout the short sale process. If you have any questions, please call your account specialist at (805) 577-3237 7am – 3:30 pm PST.

  
Short Sale DIL Specialist  
Bank of America, N.A.

By signing below, I hereby acknowledge and agree to the terms stated in this letter agreement.

\_\_\_\_\_  
(Borrower)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary

\_\_\_\_\_  
(Co-Borrower)

\_\_\_\_\_  
Date

Bank of America, N.A. is required by law to inform you that this communication is from a debt collector. However, the purpose of this communication is to let you know about your potential eligibility for this program to help you avoid foreclosure. If you are currently in a bankruptcy proceeding, or have previously obtained a discharge of this debt under applicable bankruptcy law, this is not an attempt to collect, a demand for payment, or an attempt to impose personal liability for that debt. You are not obligated to discuss your home loan with us or enter into a loan-assistance program. You should consult with your bankruptcy attorney or other advisor about your legal rights and options.