

07/11/2012

**THIS LETTER IS NOT AN ATTEMPT  
TO COLLECT A DEBT**

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

Fremont, CA 94538-4176

**RE: Short Payoff Acceptance**

Property Address: ~~XXXXXXXXXXXXXXXXXXXX~~

Hayward, CA 94544-0000

Account Number: ~~XXXXXXXXXX~~

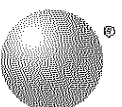
Dear ~~XXXXX~~,

You have (i) provided us with documentation supporting the proposed sale of the above referenced property in the amount of \$413,600.00 (the "Sale"); and (ii) requested that in connection with the Sale, ING Bank, fsb ("ING DIRECT") accept a partial or "short" payment in the amount of \$383,502.41 in full satisfaction of the above-referenced mortgage debt. This proposed payment is less than the full amount currently owed.

This letter confirms that, subject to the following conditions, ING DIRECT will accept a payment in the amount of \$383,502.41 (the "Payoff Amount") in full satisfaction of the above-referenced mortgage debt:

1. The sale must close on or before 08/13/2012; and
2. Buyer shall make every effort to meet this deadline. Should closing extend beyond this date, a written request must be reviewed and approved by ING DIRECT. When such extension is due to a delay on the part of the buyer or buyer's lender, ING DIRECT shall be entitled to a per diem for each day of such extension from the Buyer. The amount of the per diem charge is **\$200.00**. Per Diem charges will be listed separately on the final HUD-1 and paid to ING DIRECT; and
3. Neither buyer or seller can receive any cash proceeds from the Sale; and
4. The minimum Payoff Amount must be wired to ING DIRECT at the address specified below no later than 4:00 p.m. Eastern Time on 08/14/2012; and

ABA ~~XXXXXXXXXX~~  
Account ~~XXXXXXXXXX~~  
ING Bank, fsb  
1 South Orange Street  
Wilmington, DE 19801  
Attention: Short Sale (~~XXXXXXXXXX~~)



5. The realtor commission cannot exceed the lesser of 5% of the sale price or \$20,680.00; and
6. If there are additional proceeds from the Sale after payment of the minimum Payoff Amount, those additional proceeds are to be paid to ING DIRECT; and
7. A copy of the final, fully executed HUD-1 settlement statement as signed at the closing of the Sale must be faxed to ING DIRECT at the number listed below no later than 4:00 p.m. Eastern Time on 08/14/2012.

**Fax Line 1-877-464-8541**

In the event the Sale does not close on or before the date specified in paragraph 2, or in the event you fail to satisfy any of the terms and conditions specified above, ING DIRECT's agreement to accept a partial or "short" payment in satisfaction of the above referenced mortgage debt shall be null and void. Please note that this agreement cannot be modified, extended or altered in any way from the terms and conditions set forth in this letter.

You should also understand that ING DIRECT is not providing any advice with regard to the possible federal or state income tax consequences of the Sale or ING DIRECT's acceptance of less than the full amount of the debt. You should consult with your own tax advisor, tax preparer or qualified legal counsel regarding same.

Assuming all of the above referenced terms and conditions are fully and timely satisfied, ING DIRECT will release its lien on the subject property in accordance with applicable law and regulation.

Sincerely,



Roy Crawford  
ING DIRECT  
Retail Asset Management