



4828 Loop Central Drive
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Jan 22, 2009

Phu Hang

11915 Green Glade
Houston, TX 77099

Re: Litton Loan #: 18726711
Borrower: Phu Hang
Property Address: 11915 Green Glade
Houston, TX 77099

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 **Feb 11, 2009**, or this approval is void.
2. The approved buyer(s) is/are **(non-relative) Madeline Nguyen** with the sales price of **\$55,000.00**. Another buyer cannot be substituted without Litton's prior written approval.
3. Proceeds to Litton Loan Servicing LP shall be no less than **\$49,200.00**. 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. **The commissions are not to exceed 5%. All extensions given five weeks after the original approval letter has been sent out will result in a .5% commission reduction.**
8. **The closing agent MUST fax or email a copy of the wire confirmation immediately following closing along with a copy of the final fully executed HUD-1 settlement statement to:**

Email: danny.mesa@littonloan.com

Fax: 972-653-7318