OFFER WORKSHEET

PROPERTY 103321873

Address: 3523 LOUVRE LANE

City/State/Zip: HOUSTON TX 77082

FINANCING Pre-Qual: Type: FHA Rate: 5.25

Lender: BBVA Compass

Contact: Beto Carrasco

Phone: 7138273101 Email: beto@citiquestproo.com

LISTING AGENT Name: JULIE NGUYEN

Address: 2323 S VOSS RD STE 120

City/State/Zip: HOUSTON TX 77057

Phone: 7138273100 Fax: 7138273102

Email: JULIE@NEXCASA.COM

BUYER Name: Gerardo Sanfeliz

Company:

Address: 5100 Westheimer

City/State/Zip: Houston TX 77056

Phone: 8328785429 Fax:

Email:

SELLING AGENT Name: Brandy Hecheroth

Address: 11689 Westheimer

City/State/Zip: Houston TX 77077

Phone: 2816790101 Fax: 2815980101

Email: alex@nexcasa.com

BUYER'S ATTORNEY Name: Realstone Advisors

Address: 7941 Katy Freeway Suite 159

City/State/Zip:

Phone: 7138273100 Fax: 7138273102

Email: realstoneadvisors@yahoo.com

PLEASE READ

- Counter offer acceptance is subject to senior management approval, mortgage insurance and/or investor review
- No sale transaction is accepted until seller signs written contracts
- Buyer has been pre-qualified
- Buyer is aware that this is a multiple counter offer situation
- Seller must also confirm acceptance

OFFER INFORMATION

Date	12/28/2010	12/28/2010	12/29/2010	12/30/2010
Identity	SELLER	Buyer	SELLER	Buyer
Purchase Amount (Enter First)	710000	630000	700000	655000
Earnest Money Amount	2500.00	2500.00	2500.00	0
Down Payment Percent	20	3.5	3.5	100
Down Payment Amount	142000	22050	24500	655000
Loan Amount	568000	607950	675500	0
Closing Date	02/15/2011	02/15/2011	02/15/2011	02/15/2011
Pest/Termite Inspection				
Pest/Termite Repair (Sect. 1)				
Listing Date	07/14/2009	07/14/2009	07/14/2009	07/14/2009
Listing Amount	627500.00	627500.00	627500.00	627500.00
Cash Contribution - 1st Lien	1059.58	1059.58	1059.58	1059.58
Cash Contribution - 2nd Lien				
Promissory Note Amount - 1st Lien				
Promissory Note Amount - 2nd Lien				
Buyer Closing Cost Credit				
Settlement Fee	750	900	750	
FHA/VA Allowable Costs				
Doc Prep				
Title Insurance	5023		5023	
Courier				
Overnight Fee				
Wire Fee				
Re-conveyance Fee				
Recording Fee				
County Transfer Tax	10745.00	0	10745.00	
Non-compliance Fee				
HOA Transfer Fee				

OFFER WORKSHEET

Home Warranty Amount				
Repairs Amount				
Transfer Fees Amount				
Inspection Period (Days)				
Other Expense Amount 1	3213.09	4004	4004	
1st Lien Per Diem Amount				
2nd Lien Per Diem Amount				
Other Expense Amount 2				
Commission Percent	5	3.5	3.5	0
Commission Amount	35500	22050	24500	0
1st Lien Release Amount				
2nd Lien Release Amount				
Other Lien(s) Release Amount	3000.00	3000.00	3000.00	3000.00
Other Settlement Costs		46		

Comments 1 (1): Per investor 2 15 11 closing or sooner.

Comments 1 (2):

Comments 1 (3):

Comments 1 (4):

Comments 2 (1):

Comments 2 (2):

Comments 2 (3):

Comments 2 (4):

Comments 3 (1): 3k is max investor will allow to pay.

Comments 3 (2): lien for water damage in kitchen

Comments 3 (3): AS-IS investor will not pay additional liens

Comments 3 (4): buyer is paying all closing cost net to BAC 652 000

Other Expense Description 1 (1): Per investor they will only allow to pay 50%HOA dues.

Other Expense Description 1 (2):

Other Expense Description 1 (3): HOA DUES

Other Expense Description 1 (4):

Other Expense Description 2 (1):

Other Expense Description 2 (2):

Other Expense Description 2 (3):

Other Expense Description 2 (4):

Repairs Description (1):

Repairs Description (2):

Repairs Description (3): All fees on counter are from HUD. Please refer to HUD provided.

Repairs Description (4):

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