



October 23, 2006

ASC Loan Number: 1100037940  
Borrower Name: Luis A. Mendez  
Prop Address: 6530 N. Gena Lee Dr.  
Houston TX 77064

Dear Luis A. Mendez,

In response to the request for a sale, of the above referenced property, for less than the total payoff of the property, America's Servicing Company hereby agrees to the short sale between you Luis A. Mendez, the seller(s) and **Countrywide Asset management**, the buyer(s), and will release its lien, contingent upon the following terms:

1. With a purchase price of **\$126,000.00** in which the required minimum net proceeds for ASC should be no less than **\$5,000.00**. The Settlement/Closing is scheduled on or before November 07, 2006.
2. Any extension of the closing date though not guaranteed, requires the written approval of America's Servicing Co.
3. A copy of the HUD 1 Settlement Statement (preliminary) must be faxed to America's Servicing Company. This fax should be sent to 866-590-8910.
4. **IN NO EVENT SHALL THE BORROWER RECEIVE ANY FUNDS FROM THE SALE OF THIS PROPERTY.** Any surplus funds above the agreed upon Short Sale purchase price at the time of closings is the exclusive property of America's Servicing Company and shall be made payable to America's Servicing Company. The mortgagor(s) also waive their rights to any escrowed funds or refunds from prepaid expenses.
5. The following items are agreed to be paid at closing:
  - The broker's commission to be no more than **\$0.00**.
  - Additional closing costs to be no more than **\$0.00**.
  - ASC to receive no less than **\$5,000.00**.

Upon satisfaction of all terms of this approval, the mortgage will be discharged and a release document will be forwarded for recording. If a foreclosure action was commenced against this property, then upon satisfaction of all terms of this approval, the pending foreclosure action will be dismissed and appropriate instruments recorded.

**ALL REMITTANCES MUST BE MADE BY CASHIERS CHECK or CERTIFIED FUNDS, PAYABLE TO ASC:**

ASC  
3476 Stateview Blvd.  
Fort Mill, SC 29715  
MAC # X7801-01H  
Attn: Michelle Ayers

ASC is required by Fair Debt Collections Practices Act to inform you that if your loan is currently delinquent or in default, as your loan servicer, we will be attempting to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge, and the loan was not reaffirmed in the bankruptcy case, ASC will only exercise its right against the property and is not attempting any act to collect the discharge debt from you personally.

Should have any questions, please feel to call me. I can be reached at 803-396-6787 or fax 866-590-8910.

Sincerely,

Michelle Ayers  
Liquidation Specialist  
ASC - Loss Mitigation