



Chase Home Finance LLC (OH4-7164)
4915 Independence Parkway
Tampa, FL 33634

August 31, 2009

Lan Bach Nguyen
7655 S Braeswood Blvd. Apt 32
Houston, TX 77071

Vinh Truong
Phone (713)551-1150
Fax (-)

Short Sale Offer Confirmation

Chase Home Finance LLC Account: **419408387513**
Name: Lan Bach Nguyen
Property Address: 8106 Glen Valley Dr.
Houston, TX 77061

Dear Lan Bach Nguyen,

Chase Home Finance LLC ("Chase") is writing to confirm our acceptance of a Short Sale on the above-referenced account.

Chase agrees to release its security interest(s) in the above-referenced Property upon receipt of **\$ 71,819.00** in certified U.S. funds. Any additional funds not previously disclosed which result from this Short Sale will also be due and payable to Chase, in addition to this amount. Chase requires that we approve the final HUD-1 Closing Statement prior to closing and further stipulates that no more than **\$ 0.00** be given to the Seller(s). The amount paid to Chase is for the release of Chase's security interest(s) only, and the Borrower is still responsible for all deficiency balances remaining on the Loan, per the terms of the original loan documents.

In order for us to release our current lien(s) on the Property, you must send all of the following to Chase by **9/4/09**.

- Payment of not less than **\$ 71,819.00** in the form of certified or wired funds only, made payable to Chase Home Finance LLC, and sent by overnight mail or wire to:

Overnight Mail: Chase Home Equity
HE Default Payment Processing II
Mail Code OH4-7164
3415 Vision Drive
Columbus, OH 43219-6009

Wire Information: Chase Home Equity
Account #: 9008113745
ABA#: 021000021
Account Name: Chase Home Equity Payoffs

- One (1) signed and dated copy of this letter, as well as the signed copy of Arms Length Transactions Form, faxed to **Josh Taylor**. This should be accompanied by the enclosed Borrower Contact Information Update Form, if applicable.

- One (1) certified copy of the HUD-1 Closing Statement in connection with the sale of the Property to Juan Valenzuela, pursuant to a purchase/sale contract in the amount of \$ 81,900. If the HUD-1 Closing Statement shows that you will receive any additional proceeds, including but not limited to cash, notes, or goods, those proceeds must be paid to Chase Home Finance LLC, in addition to the amount set forth in the first bulleted item above. **The signed HUD-1, signed AND notarized “arm length” transaction form, along with the wire confirmation to Chase, should be emailed to Joshua.m.taylor@jpmchase.com the day the closing is completed.**

The total deficiency amount owed by the Borrower after net sales are received will be **\$ 81,725.26**. Please note that this amount is subject to change and does not constitute a payoff amount; please contact Chase Home Finance LLC at the number provided below to obtain the most current deficiency amount.

Please be sure to reference the Borrower name(s) and account number on all correspondence.

This offer becomes null and void if we do not receive funds and all required documents on the earlier of (1) one business day after the date of closing of the sale of the Property after all necessary approvals from us are obtained, or (2) **9/4/09**. Please be aware that our acceptance of this Short Sale is reported to various credit bureau reporting agencies, which may have an adverse effect on the Borrower’s credit rating.

If you have any questions, please contact us at the number provided below. At Chase, we value you as a customer and want to ensure your continued satisfaction.

Sincerely,
Josh Taylor
Loss Mitigation Department
(866) 284-7610 x 75101
(800) 582-0542 TDD / Text Telephone
(813) 864-7536
joshua.m.taylor@jpmchase.com

Enclosures

1. Borrower Acknowledgement
2. Borrower Contact Information Update Form

For California customers, the state Rosenthal Fair Debt Collection Practices Act and the federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work. For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt. Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at (877) FTC-HELP or www.ftc.gov.

Chase Home Finance LLC is attempting to collect a debt, and any information obtained will be used for that purpose.

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

To the extent your original obligation has been discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute a demand for payment or an attempt to impose personal liability for such obligation.

BORROWER ACKNOWLEDGEMENT

Chase Home Finance LLC Account Number: **419408387513**

Borrower(s): Lan Bach Nguyen

Property Address: 8106 Glen Valley Dr.
Houston, TX 77061

BY SIGNING BELOW, the Borrower accepts and agrees to the terms and provisions contained in this letter. The Borrower also agrees to inform Chase Home Finance LLC of any changes in the Borrower's current mailing address until the full amount specified above has been paid.

Borrower 1

Borrower 2

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Date)

(Date)

BORROWER CONTACT INFORMATION UPDATE FORM

Chase Home Finance LLC Account Number: 419408387513

Borrower(s): Lan Bach Nguyen

Property Address: 8106 Glen Valley Dr.
Houston, TX 77061

Name of Borrower(s) Requesting Update: _____

Borrower's New Address: _____

Borrower's New Home Phone Number: _____

Borrower's New Work/Alternate Phone Number: _____