



March 13, 2009

New Star Realty & Inv.
Attn: Andy Kim
VIA EMAIL: newstar_andy@yahoo.com

Bank of America, N.A.
CA7-701-03-89
275 S. Valencia Avenue
Brea, CA 92823-6340

Tel 714-792-9467
Fax 213-457-2604

Re: Short Sale on the Credit Line
Account No. 68991 [REDACTED]
Account Balance: \$93,125.51 Plus interest
Property Address: [REDACTED]; Centreville, VA 20121-1709

In response to your request, please be advised that Bank of America has agreed to the following short sale. The Bank of America has agreed to accept the amount of no less than \$9,300.00 from the proceeds of sale, on the subject property. The breakdown on how monies will be paid to Bank of America is as follows: \$1,500.00 from 1st mortgage Chase, \$7,800.00 from the buyer [REDACTED]. Upon receipt of the funds the bank will release the lien. The deficiency balance will be reported to the credit bureaus as "Charge Off" collectable balance. Liabilities for the deficiency balance to be determine.

This offer is contingent upon the following conditions being met.

1. That the borrower [REDACTED] sells the property.
2. With no proceeds going to the seller [REDACTED]
3. Borrower is aware that the liabilities for the deficiency balance are to be determined.
4. Total brokers commission to be no more than [REDACTED]
5. Lien Release to be prepared by the closing: Attorney, Title or Escrow Company; forwarding the document together with the settlement check to Bank of America, NA for notarizing and recording.
6. This offer is Null and Void after April 30, 2009.
7. This is a final short sale offer. No extension on short sale will be given.

The Bank may be required by law to report this short sale to one or more taxing authorities. The Bank makes no representations about any tax consequences this transaction may have or any requirements, which may be imposed, on the Bank. You should consult independent tax counsel of your own choosing if you desire advice about any tax consequences, which may result from this transaction.

Remit the payment to: **Bank of America**
Attn: Trina M. Saldivar --- Mail Code: CA7-701-03-89
275 South Valencia Avenue
Brea, CA 92823

WIRE INSTRUCTIONS:	Bank of America ABA: 026009593 G/L Account 194200-0008880 Attn: C. Orr – RMS Processing-NC4-105-02-77
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Sincerely,

Acknowledged By: _____ Date: _____

Trina M. Saldivar
Officer- Senior Account Specialist