



August 23, 2010

[Redacted]

GAINESVILLE, VA 20155

RE: Short Sale Settlement Offer & Acceptance

Account # 0460897

Property Address: [Redacted] DR, GAINESVILLE, VA 20155

Dear [Redacted]

SunTrust Bank ("SunTrust") has accepted the short sale offer for the above referenced property in the amount of \$359,200.00 in exchange for releasing the lien securing your SunTrust Home Equity Line of Credit account upon closing the proposed short sale of referenced property. SunTrust is offering to settle your account upon the terms outlined in this letter (the "Offer Letter"). If any of the requirements contained in this Offer Letter are not met, the offer will be withdrawn and you will be required to pay the outstanding balance owing on your Home Equity Line of Credit in full and as originally agreed.

As of the date of this letter, the payoff on your SunTrust account is \$105,759.62. SunTrust agrees that it will release the lien on the property securing the balance of your account upon:

1. Receipt by SunTrust of this Offer Letter no later than 30 days from the above date, signed by the borrower(s), evidencing agreement to its terms.
2. Receipt of *certified funds* of not less than \$11,000.00, representing the Net Proceeds (outlined below) payable to SunTrust prior to or at closing;
3. Receipt of *additional certified funds* of not less than \$0.00, representing the contribution proceeds (outlined below) payable to SunTrust prior to or at closing;
4. Receipt of the *final* HUD1 Settlement Statement, and executed approval letter no later than forty-eight (48) hours prior to the actual closing date, evidencing that the borrower(s) will receive no proceeds from the sale; please email to stb.hud.support@suntrust.com
5. Receipt of the signed original unsecured installment loan note in the principal amount of \$0.00, and all related closing documents (the "Note"), prior to or at closing.

Outlined below is a detailed accounting of the proposed distribution of the sales proceeds, and Net Proceeds payable to SunTrust, which SunTrust has agreed are acceptable:

Actual Sales Price	\$359,200.00
Cash Contribution	\$10,152.00
Promissory Note	\$0.00
Realtor(s) Commission	(\$21,552.00)
Seller Closing Costs – Not to Exceed	(\$15,003.00)
Buyer Closing Costs – Not to Exceed	(\$0.00)
Allowance to superior/Subordinate lien(s) if applicable	(\$311,645.00)
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Net Proceeds payable to SunTrust	(\$21,152.00)

