



Lender Business Process Services

14523 SW Millikan Way, Suite 200; Beaverton, OR 97005

Business Hours (Pacific Time)

Mon- Thu 9:00am to 5:00pm; Fri 9:00am to 5:00pm
Sat 9:00am to 12:00pm; Sun 11:00am to 5:00pm

Payments

P.O. Box 7182; Pasadena, CA 91109-7182

Correspondence

P.O. Box 4121; Beaverton, OR 97076-4121

Phone

866.570.5277

Fax

866.578.5277

Website

www.lbps.com

SETTLEMENT AGREEMENT

Date: April 14, 2011

Loan No: [REDACTED] L775D
Borrower: [REDACTED]
Canyon Lake, CA 92587

RE: Notice of Discounted Payoff

Fax: 858.568.9013

Dear Liv Stivers

IBM Lender Business Process Services, Inc. (LBPS), the current servicer of the above-referenced loan ("Loan"), is pleased to advise you that we have approved a discounted payoff for the Loan in the amount of \$156,232.78, which includes a borrower cash contribution of \$0.00. This discount expires on 5/18/2011 ("Expiration Date"). To accept this offer, you must complete the following steps prior to the expiration date.

1. All of the above named borrower(s) or guarantor(s), if applicable must sign this letter below. Each signature must be notarized. You should be able to obtain a notary at your bank.
2. We must receive your fully signed and notarized copy of this letter by 5/18/2011. You may fax this letter to the fax number referenced above or mail to the mailing address referenced at the end of this letter.
3. We must receive the full discounted payoff amount of \$156,232.78 by bank wire transfer, bank check, money order or certified funds on or before 5/18/2011. You must send the funds to the address referenced at the end of this letter.

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE WWW.COLORADOATTORNEYGENERAL.CO.VA. LBPS maintains a local office at 600 Seventeenth Street, Suite 800 North Tower, Denver, CO 80202. The office's phone number is 866.436.4766. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. IBM Lender Business Process Services, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

Loan No.: 18776918126

Page 2

April 14, 2011

4. We must receive a copy of the signed certified HUD-1 Settlement Statement for the sale of the property by 5/18/2011. You may fax this to the fax number referenced above or mail to the mailing address referenced at the end of this letter. The HUD-1 Settlement Statement must be in accordance with the Estimated HUD-1 Settlement Statement, which indicates a purchase price of \$170,000.00. Any amounts paid to junior lienholders to obtain lien release(s) shall not exceed the total sum of \$0.00. Seller paid closing costs must not exceed \$5,100.00. Realtor commission must not exceed 6%. By signing below, you acknowledge that LBPS and the holder of your note relied upon this Estimated HUD-1 Settlement Statement to approve the discounted payoff settlement. Any surplus funds shown on the Final HUD-1 Settlement Statement in excess of the amount shown on Estimated HUD-1 Settlement Statement also must be paid directly to LBPS in accordance with the instruction in item #3 above.
5. The HUD-1 Settlement Statement must identify borrower(s) as the seller(s) and [REDACTED] as the buyer(s).

Please note that if you have an escrow account, unless otherwise required by applicable law, LBPS will make your tax and/or insurance payments only if your account is less than 30 days delinquent or your account has sufficient funds. If your account is more than 30 days delinquent or has insufficient funds for disbursement LBPS will not advance funds and you will be responsible for any tax or insurance payments, penalties or interest. Any remaining funds held by LBPS in your escrow or suspense account will be applied toward the deficiency.

Unless otherwise previously negotiated and explicitly stated on the HUD-1, any funds in excess of the discounted settlement amount on the HUD-1 Settlement Statement will be paid to IBM Lender Business Process Services, Inc. and applied toward the deficiency. Under no circumstances shall any funds be disbursed to the borrower(s).

Upon completion of all requirements by borrower(s), LBPS will execute a release and a discharge of the deed of trust/mortgage and, if necessary, will dismiss any pending legal action to collect this obligation. As required by law, LBPS may issue a 1099C, Forgiveness of Debt, as a result of this Settlement Agreement. Borrower(s) acknowledges that there may be tax implications resulting from debt forgiveness. Borrower(s) should consult with a tax advisor.

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE WWW.COLORADOATTORNEYGENERAL.GOV/CA. LBPS maintains a local office at 600 Seventeenth Street, Suite 800 North Tower, Denver, CO 80202. The office's phone number is 866.436.4766. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. IBM Lender Business Process Services, Inc. is licensed to do business at 14523 SW Milliken Way, Beaverton, OR.