

SunTrust Mortgage, Inc.
 Mail Code [REDACTED]
 Richmond, Virginia 23224
 Tel [REDACTED]
 Fax [REDACTED]

SUNTRUST

October 29, 2008

Via Fax [REDACTED]

RE: SunTrust Loan Number [REDACTED]

[REDACTED]
 Raleigh NC 27601

SunTrust Mortgage, Inc. has agreed to a short sale on the above referenced property for **\$266,000.00**. We are aware the proceeds of this sale will not over the full payoff of this loan. We must receive all proceeds of the sale with net proceeds of no less than **\$241,859.32** to be accepted to release this mortgage loan.

Property is sold in "AS IS" condition	
Actual proceeds (sales price):	\$266,000.00
Commission	\$ 10,800.00
Seller closing costs not to exceed	\$ 3,385.54
Buyer closing costs not to exceed	\$ 7,750.00
Net proceeds/SunTrust Mortgage:	\$241,859.32

Please note that the seller must net zero and the loan must close on or before October 31, 2008. SunTrust Mortgage, Inc. must receive a current HUD1 48 hour prior to closing. SunTrust Mortgage, Inc. must also approve any changes or extensions in writing. If further extensions are requested, the net proceeds demand may be increased.

The loan is to be reported as "settled" (loan paid in full for less than the full balance) to the appropriate credit repositories. Successful short sales do not alter previously reported payment history nor impact any negative consequences thereof.

SunTrust Mortgage, Inc makes no representations or warranties with reference to junior liens, or clear marketable title. Sellers/buyers must satisfy or negotiate the release of junior liens and or lienable items at their sole discretion.

This letter serves as our demand letter. If the above conditions are not satisfied, this offer will be considered null and void, and nothing herein or in previous or subsequent discussions or communications between mortgagor(s), the mortgagors' counsel, or SunTrust Mortgage, Inc shall be deemed to be a waive, estoppel, or forbearance by SunTrust Mortgage, Inc of its' rights under the Loan Documents or applicable law.

In accordance with IRS regulations, SunTrust will report a 1099C "Cancellation of Indebtedness" for the difference between the unpaid principal balance and the amount of the sales proceeds.

Please remit the net proceeds check, along with copy of signed HUD One Settlement Statement to:
SunTrust Mortgage, Inc.

Attention: [REDACTED]

Richmond, VA 23224

Sincerely,

[REDACTED]
 Loss Mitigation Coordinator