

Subj: **Re: Samaan Loan Approval**
Date: 10/19/2004 9:12:43 AM Pacific Daylight Time
From: Victor@PMLoans.com
To: mjlibow@aol.com

Good Morning Michael. Regarding the loan contingency, you'll need to speak to Ms. Samaan about it. I've informed her that although the loan is approved, it's not over until the appraisal review is back. As you know, if for some reason the appraisal is cut, we don't have a deal. That being said, Countrywide is very good with appraisals and it's been a long-time since I've had an appraisal cut. I've reviewed the comps and the value is well supported, but there's always the possibility.

I should have the review by Friday which still gives everyone ten days until the close of escrow. Please feel free to call me should you have any further questions.

Respectfully,

Victor Parks
Sr. Loan Officer
Pacific Mortgage Consultants
Victor@PMLoans.com

310.275.5353 Office
310.496.3256 Fax

----- Forwarded Message -----

From: Mjlibow@aol.com
To: Victor@pmloans.com
Date: Mon, 18 Oct 2004 21:01:40 EDT
Subject: **Re: Samaan Loan Approval**

VICTOR,

IT WAS ODD THIS MORNING AS I FAXED TO YOU THE NOTICE TO PERFORM AND THE NUMBER TRANSFERRED TO NIVIE'S SECONDARY FAX LINE SHE HAD GIVEN ME. . . ARE YOU IN THE SAME OFFICE AT GILLERAN GRIFFIN?? . . PLEASE EXPLAIN . . WE DO NEED HER TO REMOVE HER LOAN CONTINGENCY AT THIS TIME AND I HOPE THAT YOU HAVE SATISFIED HER ENOUGH TO ENABLE HER TO DO SO. . THE OWNER IS IN NEED OF SECURING ANOTHER PROPERTY AND CAN NOT DO SO UNTIL THE CONTINGENCY IS REMOVED. . WE ARE ALREADY DELAYED ON THE REMOVAL BY SEVEN DAYS.

MICHAEL LIBOW

Subj: **Re: Samaan Loan Approval**
Date: 10/19/2004
To: Victor@PMLoans.com
CC: NSamaan1

VICTOR,

THE PROBLEM IS THAT THE SELLER WILL LIKELY EXERCISE HIS RIGHT TO CANCEL THE CONTRACT AT THIS POINT. I DON'T WANT THIS TO HAPPEN. . . THE MAJORITY OF MY DEALS HAVE LOAN CONTINGENCIES REMOVED SUBJECT TO CERTAIN CONDITIONS. . . LET'S FACE IT. . . THE LENDER COULD GO BANKRUPT PRIOR TO ESCROW CLOSE. . . THERE HAS TO BE SOME RISK ASSUMED BY THE BUYER IN THIS CASE. . . SHE HAS AN EXTREMELY LOW DEPOSIT IN ESCROW (LESS THAN 2PERCENT) AND I WOULD FIND IT HARD TO BELIEVE THAT WITH YOUR TRACK RECORD AND ASSURANCES THAT SHE WOULD NOT BE COMFORTABLE. . . BY THE WAY. . . YOU NEVER RESPONDED TO MY QUERY ABOUT YOUR FAX NUMBER FORWARDING TO NIVIE'S.

MICHAEL LIBOW
COLDWELL BANKER

P.S. - AS I AM NOT AT THE COMPUTER MUCH, I WOULD APPRECIATE A CALL FROM YOU ASAP AT 310-991-2689. . . MY CELL