

EXHIBIT 2c

CALCULATION OF SHORT-SALE LOSS

| | | | | |
|---|-------------------------|-----|---------------|-----------|
| Shared-Loss Month: | [input month] | | | |
| Loan no.: | [input loan no.] | | | |
| | | | | |
| Interest paid-to date | | | | |
| Short payoff date | | | | |
| Note interest rate | | | | |
| | | | | |
| <u>Short-Sale Loss calculation</u> | | | | |
| Loan unpaid principal balance | xx | | | |
| Accrued Interest | xx | (1) | | |
| Attorneys' fees | xx | (2) | | |
| Tax and insurance advances | xx | | | |
| 3rd party fees due | xx | | | |
| Gross balance recoverable by Purchaser | <u>XX</u> | | <u>XX</u> | (A) |
| | | | | |
| Amount accepted in Short-Sale | <u>XX</u> | | <u>XX</u> | (B) |
| | | | | |
| Short-Sale Loss | | | <u>XX</u> | (A) - (B) |
| Times 80% (3) (Receiver Loss Share Percentage) | | x | <u>80%(3)</u> | |
| Amount due Purchaser | | | <u>XX</u> | |
| | | | | |
| <p>(1) Accrued interest is limited to 90 days and is calculated (a) at the note interest rate that would have been in effect if the loan was performing, and (b) on the principal balance after application of the last payment made by the borrower.</p> <p>(2) Reasonable and customary third-party attorneys' fees and expenses incurred by Purchaser in connection with any enforcement procedures or otherwise with respect to negotiation and acceptance of Short-Sale payoff.</p> <p>(3) The Receiver Loss Share Percentage is 95% for Losses in excess of the Stated Threshold.</p> <p>DO NOT INCLUDE late fees, prepayment penalties, or any similar lender fees or charges by the Purchaser to the loan account, any allocation of Purchaser's servicing costs, or any allocations of Purchaser's G&A or other operating costs.</p> | | | | |