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FOR INFORMATIONAL PURPOSES ONLY

The below information is provided as a courtesy and should not be taken as legal advice. You should contact your attorney to obtain advice with respect to any questions you may have.

TO ALL ELIGIBLE TENANT BUYERS OR AUTHORIZED REPRESENTATIVES

If you are an Eligible Tenant Buyer as defined in CCC § 2924m(a)(2) or their authorized representative you have the right to place a bid to purchase residential property that was recently auctioned off by Quality as the Trustee of the underlying Deed of Trust. Please note that your opportunity and right to bid is time sensitive and will be lost if not timely acted upon.

STEP ONE:

YOUR RIGHT TO BID IS LOST IF WITHIN 15 DAYS OF THE COMPLETED TRUSTEE'S SALE QUALITY DOES NOT RECEIVE EITHER:

1. A Nonbinding Written Notice of Intent to Bid (CCC § 2924m(c)(2)) from at least one Eligible Bidder; or
2. An affidavit from an Eligible Bidder or Eligible Tenant Buyer and a bid with supporting funds (CCC § 2924m(c)(3)).

The Notice of Intent to Bid must be sent to Quality Loan Service Corp. by certified mail, overnight delivery, or other method of delivery that allows for confirmation of the delivery date and **MUST BE RECEIVED** by Quality no later than 15 calendar days after the trustee's sale. If at least one written Notice of Intent to Bid is received you will have additional time to submit an Affidavit from the Eligible Tenant Buyer and a Bid with supporting funds as explained below.

If you elect to skip the Notice of Intent to Bid process and to submit a bid, the affidavit by Eligible Tenant Buyer and bid with supporting funds must be sent to Quality Loan Service Corp. by certified mail, overnight delivery, or other method of delivery that allows for confirmation of the delivery date and **MUST BE RECEIVED** by Quality no later than 15 calendar days after the trustee's sale, or within 45 calendar days after the trustee's sale if at least one other eligible bidder submitted a qualifying Notice of Intent to Bid within the required 15

calendar days after the trustee's sale. Please see below as to what is required when submitting a bid to ensure that your bid is complete.

If you are deemed to represent all of the Eligible Tenant Buyers and have submitted a bid in an amount equal to the full amount of the last and highest bid at the trustee's sale then you will be deemed the last and highest bidder and a Trustee's Deed Upon Sale will be issued by Quality.

STEP TWO:

IF A WRITTEN NOTICE OF INTENT TO BID HAS BEEN TIMELY SUBMITTED YOUR RIGHT TO BID WILL BE LOST IF QUALITY DOES NOT RECEIVE THE FOLLOWING WITHIN 45 DAYS OF THE COMPLETED TRUSTEE'S SALE :

1. Declaration by Eligible Tenant

This requires the submission of a signed declaration (or affidavit) that complies with CCC § 2924m(a)(2). As a courtesy, a sample Declaration by Eligible Tenant is set forth below.

2. Bid

The bid must be in an amount that is equal to the full amount of the last and highest bid at the trustee's sale, in the form of cash, a cashier's check drawn on a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

YOUR AFFIDAVIT AND BID MUST be sent to Quality by certified mail, overnight delivery, or other method that allows for confirmation of the delivery date and shall be received by the trustee no later than 45 days after the trustee's sale.

STEP THREE:

If you are deemed to represent all of the Eligible Tenant Buyers and have submitted a bid in an amount equal to the full amount of the last and highest bid at the trustee's sale you will be deemed the last and highest bidder and a Trustee's Deed Upon Sale will be issued by Quality.

DECLARATION BY REPRESENTATIVE OF
ALL ELIGIBLE TENANT BUYERS

(Pursuant to CCC § 2924(m)(c)(3))

Property Address: _____

The undersigned hereby represents and declares under the penalty of perjury that:

1. I am a representative of all of the eligible tenant buyers;
2. The eligible tenant buyer(s) that I represent is/are occupying the property identified as their primary residence;
3. The eligible tenant buyer(s) that I represent is/are occupying the property identified above under a rental or lease agreement entered into as the result of an arm's length transaction with the mortgagor or trustor on a date that was prior to the recording of the Notice of Default against the above-referenced property.
4. The eligible tenant buyer(s) that I represent is/are not the mortgagor or trustor, or the child, spouse, or parent of the mortgagor or trustor.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date of Signature: _____ Print Name: _____

Place of Signature: _____ Signature: _____