

**Indymac Mortgage Services**  
**a division of OneWest Bank**  
2900 Esperanza Crossing  
Austin, TX 78758

March 11, 2010

Loan No.:

Property:

5

Buyer Name:

Dear Borrower(s):

Indymac Mortgage Services has approved the proposed short payoff subject to the following conditions:

1. This approval is contingent upon Indymac Mortgage Services receiving proof of escrow/settlement opened in accordance with the attached Settlement Confirmation form. This approval will be rescinded if the confirmation is not received by **March 25<sup>th</sup>, 2010**.
2. The closing agent must remit a final HUD-1 to their negotiator 48 hours prior to closing. Please EMAIL a copy of the HUD-1 to \_\_\_\_\_@owb.com and reference the Seller's last name, IndyMac Loan Number and "FINAL HUD-1 APPROVAL NEEDED" in the subject line.
3. Gross contract sales price: **\$311,500**
4. Close of escrow to be on or before **April 12<sup>th</sup>, 2010**.
5. Borrower (Seller) to receive no funds or cash from this transaction.
6. Minimum net sales proceeds to Indymac 1<sup>st</sup> Loan #1008447052: **\$279,541**
7. Maximum proceeds to 2<sup>nd</sup> lien holder: **\$0.00. If there is NO 2<sup>nd</sup> lien, any proceeds indicated to the 2<sup>nd</sup> lien holder will be added to IndyMac Mortgage Services net proceeds.**
8. Maximum commissions to agent : **\$18,690**
9. Credit towards closing cost: **\$ 13,269**
10. SELLER PAID CLOSING COST TO THE BUYER CANNOT EXCEED 3% OF THE SALES PRICE AND CLOSING COST CREDIT DOES NOT COVER THE FOLLOWING FEES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES.  
Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
11. The borrower must sign the attached acknowledgment to all terms specified in this approval.
12. The Purchaser(s) (Buyers) must sign the attached Purchaser Eligibility Certificate.

Page 2 of 2

1

13. Review of purchase documents - Indymac Mortgage Services has the unlimited right to revoke this short payoff approval should there be any material changes to the final HUD-1 Settlement Statement.
14. A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT, CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE EMAILED TO THE FOLLOWING REPRESENTATIVES WITHIN 24 HOURS OF CLOSING:

OneWest Bank  
 \_\_\_\_\_  
 dowb.com  
 Fax: 626-685-\_\_\_\_\_

15. Please instruct escrow/title to remit proceeds by wire to Indymac Mortgage Services within 24 hours following the close of escrow.  
\*ALL PROCEEDS MUST BE WIRED.\*
16. Wire Indymac Mortgage Services' short-sale proceeds to:

**Wells Fargo Bank**  
**101 NORTH PHILLIPS AVENUE**  
**SIOUX FALLS, SD. 57104**  
**ABA #121000248**  
**Credit to Account: Indy Mac Property Liquidation**  
**Clearing Account**  
**Account #: 41212-02501**  
**RE: IndyMac SPO Loan #** \_\_\_\_\_

17. IndyMac Mortgage Services must receive confirmation of the close of escrow within 24 hours of the actual settlement date.

If all conditions are followed the borrower(s) will be released from this lien.

Respectfully,

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
Short Sale Negotiator

OneWest Bank

Loss Mitigation

dowb.com

Enclosure(s): Acknowledgement  
 Settlement Confirmation  
 Purchaser Eligibility Certificate

**This company is a debt collector and any information obtained will be used for that purpose. However, if you have filed a bankruptcy petition and there is either an "automatic stay" in effect in your bankruptcy case, or your debt has been discharged pursuant to the bankruptcy laws of the United States, this communication is intended solely for informational purposes.**