

Indymac Mortgage Services
a division of One West Bank
2900 Esperanza Crossing
Austin, TX 78758

October 21, 2009

Loan No.
Property:

Dear Borrower(s):

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

1. Close of escrow to be on or before **11/30/2009**.
2. Gross contract sales price: **\$150,000.00**
3. Minimum net sales proceeds to IndyMac Mortgage Services: **\$134,517.89**
4. Maximum net sales proceeds to 2nd: **\$0.00**
5. Maximum commissions to agent: **\$9,000.00**
6. Maximum closing costs (EXCLUDES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES): **\$6,482.11**
7. Maximum repair costs: **N/A**
8. Please send separate wires for each loan.
9. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
10. Borrower (Seller) to receive no funds or cash from this transaction.
11. The borrower must sign the attached acknowledgment to all terms specified in this approval and must acknowledge that IndyMac Mortgage Services retains all deficiency rights as provided by the note, deed of trust and/or security agreement in accordance with local and federal laws.
12. 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.

- [REDACTED]
13. 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. *
 14. 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 # [REDACTED]

IF MORE THAN ONE LOAN PLEASE SEND SEPARATE WIRES FOR EACH

15. IndyMac Mortgage Services must receive confirmation of the close of escrow within 24 hours of the actual settlement date.
16. A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT, CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE FAXED OR EMAILED TO: Scott Horton, INDYMAC MORTGAGE SERVICES, FAX # 866-689-9741 OR email to: Scott.Horton@owb.com WITHIN 24 HOURS OF CLOSING (if applicable).

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

Respectfully,

Jennifer E. Brown
Loss Mitigation
Jennifer.Brown@owb.com
IndyMac Mortgage Services Loss Mitigation Department

Enclosure(s): Acknowledgement