

Indymac Mortgage Services
7700 W. Parmer Lane
Bldg. D
Austin, TX 78729

May 8, 2009

[REDACTED]
SAN MARCOS, CA 92708

Loan No.: [REDACTED]
Property: [REDACTED]
SAN MARCOS, CA 92078

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 **June 19, 2009**
2. Gross contract sales price: **\$260000.00**
3. Minimum net sales proceeds to Indymac Mortgage Services: **\$227400.00**
4. Maximum net sales proceeds to 2nd: **\$3000.00**
***If there is NO 2nd lien, any proceeds indicated to the 2nd lienholder will be added to Indymac Mortgage Services net proceeds.**
5. Maximum commissions to agent: **\$13000.00**
6. Maximum closing costs (EXCLUDES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES): **\$15600.00**
7. **Please send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.**
8. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
9. Borrower (Seller) to receive no funds or cash from this transaction.
10. The borrower must sign the attached acknowledgement 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.
11. The Purchaser(s) (Buyers) must sign the attached Purchaser Eligibility Certificate.
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.

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[REDACTED]

13. A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT, PURCHASER ELIGIBILITY CERTIFICATE, CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE FAXED AND EMAILED TO THE FOLLOWING WITHIN 24 HOURS OF CLOSING:

[REDACTED]

INDYMAC MORTGAGE SERVICES
FAX #: [REDACTED]
EMAIL: [REDACTED]

14. 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. *
15. Wire Indymac Mortgage Services short-sale proceeds to:

Wells Fargo Bank
101 NORTH PHILLIPS AVENUE
SIOUX FALLS, SD. 57104

ABA # [REDACTED]

Credit to Account: Indy Mac Property Liquidation
Clearing Account

Account #: [REDACTED]

RE: Indymac Mortgage Services SPO Loan # [REDACTED]

IF MORE THAN ONE LOAN PLEASE SEND SEPARATE WIRES FOR EACH

16. 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,

[REDACTED]

Loan Workout Specialist
Indymac Mortgage Services
Loss Mitigation Disposition Department
Email: [REDACTED]
Fax: [REDACTED]

Enclosure(s): Acknowledgement
Purchaser Eligibility Certificate