

(please do not send check to this address)

Date: November 03,2010

To: ONEWEST BANK, FSB (FORMERLY INDYMAC)
Attn: [REDACTED]
AUSTIN, TX 78758

Re: Short Payoff Approval - Payoff Letter
Freddie Mac Loan No. [REDACTED]
Servicer Loan No. [REDACTED]
Borrower(s) Name [REDACTED]
Property Address [REDACTED]
SPRING VALLEY, CA 919770000

Dear [REDACTED]

Freddie Mac has approved the sale of the above property which will result in a short payoff of the mortgage. Our approval is based on the contract of sale between [REDACTED] dated 09/22/2010. This letter constitutes our instructions to the closing agent/settlement attorney. As such, this approval is conditioned on a short payoff by the borrower which meets the following criteria:

1. The required minimum payoff amount is \$233,422.20 (please send check to ONEWEST BANK, FSB (FORMERLY INDYMAC) at [REDACTED] unless otherwise indicated). Closing must be completed no later than 12/18/2010 or by the date of the foreclosure sale, if one is set, whichever is earlier. This amount and this date are firm.
2. The borrower must pay the following amounts in certified funds to the settlement agent:
 - a. A cash contribution in the amount of \$0.00.
 - b. Payment of \$0.00 towards seller's closing costs.

Both the cash contribution and the payment toward closing costs must be reflected in the credit section of the Settlement Statement. These amounts are calculated in the minimum payoff amount. In the event the net proceeds from the sale exceed the minimum payoff amount, then all such excess amounts must be remitted to Freddie Mac. The borrower's cash contribution and payment of seller's closing costs may not be reduced.

3. The borrower must execute a modified personal promissory note in the form of a Modification of Note for \$0.00 payable to Freddie Mac (form attached). The note must bear interest at 0.00% with 0 payments and a final payment of N/A. The first payment is due and payable on [REDACTED] and the final payment of all unpaid amounts is due on, or before, [REDACTED]. You must properly document this note and provide all disclosures and notices, if any, required under law.

The original promissory note must be canceled or marked paid in full. If Freddie Mac is the note custodian, transmit a request for the Note via MIDANET™ for the PC using the Note request option or submit a completed Form 1036, Request for Release of Documents to our Document Custodial Services department at Freddie Mac, 21550 Beaumeade Circle, Ashburn, VA, 20147. If another entity is acting as your Custodian,

you must request the release of the Note by submitting a completed form 1036 to the Custodian. Forward the original note and Modification of Note to Attn: Settlement.

4. Neither the borrower nor any other party may receive any sales proceeds or any other funds as a result of this transaction, except as noted under section 9. The contributions by the borrower in cash or by note may not be reduced if the sales proceeds exceed the required minimum payoff. If the combined amounts of the sales proceeds and the contributions total more than the amount of the mortgage, then contact Patrick Noel for further instructions. The borrower must assign to Freddie Mac any rights to escrowed funds, insurance proceeds or refunds from pre-paid expenses.
5. The borrower may not incur any obligations for repairs or expenses which would reduce the required minimum payoff amount. Our minimum payoff already takes into account the repairs, if any, which must be performed. All repairs are the responsibility of the borrower.
6. The sales contract may not be amended in any manner which would reduce the net sales proceeds without Freddie Mac's consent. The sales price may not be increased to meet the required minimum payoff amount or to reduce the cash and/or note contribution without Freddie Mac's consent.
7. The purchaser of the property may not be related in any way to the borrower. Any relationship between a participating broker and the borrower or purchaser must be disclosed and approved by Freddie Mac. This transaction may not involve any third party who receives a deed from the borrower at, prior to or after this closing and before the recording of the deed to the purchaser. The borrower named above must convey title directly to the purchaser named in the sales contract.
8. MAXIMUM SELLER'S CLOSING COSTS (See attachment for details.)
9. REQUIRED MINIMUM PAYOFF

\$265,000.00	Sales price
\$31,577.80	Less seller's closing costs
\$0.00	Plus borrower's cash contribution (may not be reduced)
\$0.00	Plus borrower's contribution toward closing costs (may not be reduced)

\$233,422.20 TOTAL REQUIRED MINIMUM PAYOFF (any excess must be remitted to Freddie Mac)

10. This Approval is subject to any conditions the Mortgage Insurance Company may have regarding this transaction.
11. ADDITIONAL COMMENTS:

Please contact [REDACTED] at if you have any questions regarding this approval.

Sincerely,

[REDACTED]
Non Performing Loans Department
Single Family Division