



7700 W. Parmer Lane, Bldg. D  
Austin, TX 78728

**March 2, 2009**

Attn: [REDACTED]  
C/O: Glen Henderson  
Email:

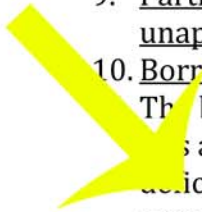
Loan No. 1005 [REDACTED]  
Property: [REDACTED] San Marcos, CA 92078

Dear Borrower(s):

IndyMac Federal Bank has approved the proposed short payoff subject to the following conditions:

1. Close of escrow to be on or before **March 27, 2009**.
2. If you require an extension on the closing date or have changes to the HUD there will be a processing fee assessed for each 30 day extension and each time the HUD is updated. This fee will be reflected as a .125 reduction in the agent's commission on the HUD.
3. Gross contract sales price: **\$275,000.00**
4. Minimum net sales proceeds to IndyMac 1<sup>ST</sup> Loan #: **\$245,047.77**
5. Maximum net sales proceeds to IndyMac Bank 2<sup>nd</sup> Loan #: **\$10,683.00.**
6. Maximum commissions to agent: **5% or \$13,750.00.**
7. Maximum closing costs: **\$5,519.23.**
8. **PLEASE FOLLOW THE ATTACHED CLOSING INSTURCTIONS CAREFULLY OR YOUR FUNDS MAY BE RETURNED.**
9. Parties other than Indymac Federal Bank must absorb (pay) any additional unapproved closing costs.
10. Borrower (Seller) to receive no funds or cash from this transaction.  
The borrower must sign the attached acknowledgment to all terms specified in this approval and must acknowledge that IndyMac Federal Bank waives all deficiency rights as provided by the note, deed of trust and/or security agreement and local and federal laws.
12. Review of purchase documents-Indymac Federal Bank has the unlimited right to revoke this short payoff approval should there be any material changes to the final HUD-1 Settlement Statement.

Deficiency  
Rights  
Removed



www.escrowagents.com



**LOAN NUMBER [REDACTED] /BORROWER-[REDACTED]**

13. Please instruct escrow/title to remit proceeds by wire to IndyMac Federal Bank within 24 hours following the close of escrow.

\*ALL PROCEEDS MUST BE WIRED.\*

14. Wire IndyMac Federal Bank's 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 #: [REDACTED]**

**RE: IndyMac SPO Loan #LOAN NUMBER / BORROWER**

**\*\*\*IF MORE THAN ONE LOAN PLEASE SEND SEPARATE WIRES FOR EACH\*\*\***

15. IndyMac Federal Bank 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 TO: Joanne Tencer at INDYMAC FEDERAL BANK, FAX # [REDACTED] and email to: [REDACTED] WITHIN 24 HOURS OF CLOSING (if applicable).

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

Respectfully,

[REDACTED]  
Loss Mitigation Department  
7700 W. Parmer Lane Building D  
Austin, TX 78729  
[REDACTED]

Enclosure(s): Acknowledgement