

Indymac Mortgage Services
2900 Esperanza Crossing
4th Floor
Austin, TX 78758

August 3, 2010

[REDACTED]
Renton WA 98056

Loan No.: [REDACTED]
Property: [REDACTED]
Renton WA 98056

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 form must be completed and faxed to 866.332.3054. This approval will be rescinded if the confirmation is not received by Aug. 18, 2010**
2. 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 Chuck.Tencer and reference the IndyMac Loan Number and "FINAL HUD APPROVAL NEEDED" in the subject line.
3. Close of escrow to be on or before Sept. 18, 2010
4. Gross contract sales price: \$350,000.00
5. Minimum net sales proceeds to Indymac Mortgage Services: \$306,524.67
6. Maximum net sales proceeds to 2nd: \$3,000.00
***If there is NO 2nd lien, any proceeds indicated to the 2nd lienholder will be added to Indymac Mortgage Services net proceeds.**
7. Maximum commissions to agent: \$21,000.00
8. Maximum closing costs (EXCLUDES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES): \$22,475.33
9. **Please send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.**
10. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
11. Borrower (Seller) to receive no funds or cash from this transaction.
12. 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, provided that IndyMac Mortgage Services only retains said deficiency rights in the event of fraud.
13. The Purchaser(s) (Buyers) must sign the attached Purchaser Eligibility Certificate.
14. 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.

15. 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 #: 866.332.3054
EMAIL: [REDACTED]

16. 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. *
17. 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 #: [REDACTED]
RE: Indymac Mortgage Services SPO Loan # [REDACTED]

IF MORE THAN ONE LOAN PLEASE SEND SEPARATE WIRES FOR EACH

18. 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]
Asset Manager
Indymac Mortgage Services
Email: [REDACTED]
Fax: 866.332.3054

Enclosure(s): Acknowledgement
Settlement Confirmation
Purchaser Eligibility Certificate