

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

July 15, 2009

[REDACTED]  
[REDACTED]  
SEATTLE WA 98118

Loan No.: [REDACTED]  
Property: [REDACTED]  
SEATTLE WA 98118

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 **August 30, 2009**
2. Gross contract sales price: **\$221,500.00**
3. Minimum net sales proceeds to Indymac Mortgage Services: **\$191,475.40**
4. Maximum net sales proceeds to 2nd: **\$5,659.60**  
**\*If there is NO 2<sup>nd</sup> lien, any proceeds indicated to the 2<sup>nd</sup> lien holder will be added to Indymac Mortgage Services net proceeds.**
5. Maximum commissions to agent: **\$13,290.00**
6. Maximum closing costs (EXCLUDES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES): **\$11,075.00**
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.
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.

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:

**INDYMAC MORTGAGE SERVICES**  
**FAX #: 866-364-2909**  
**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,

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

Enclosure(s): Acknowledgement  
Purchaser Eligibility Certificate

Indymac Mortgage Services  
7700 W. Parmer Lane  
Bldg. D  
Austin, TX 78728

**ACKNOWLEDGMENT**

Re: **Borrower:** [REDACTED]  
**Loan No.:** [REDACTED]  
**Property:** [REDACTED]  
SEATTLE WA 98118

Dear Borrower(s):

By signing this Acknowledgment, I certify under penalty of perjury that I have read and understand the entire document, agree to be governed by all of the terms contained herein, and that the information I provided to Indymac Mortgage Services is true, correct, and complete. I further attest that any intentional or negligent misrepresentation of the information contained in this document may result in civil liability, including monetary damages, to any person who may suffer any loss due to the reliance upon any misrepresentation that I have made in this document, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.

Borrower(s) signature

Date:

Sincerely,

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

**ADDITIONAL INSTRUCTIONS: THIS DOCUMENT MUST BE EXECUTED AND DATED IN DUPLICATE, BY ALL RESPONSIBLE PARTIES. A FULLY EXECUTED AND DATED ORIGINAL MUST BE RECEIVED BY INDYMAC MORTGAGE SERVICES PRIOR TO CLOSE OF ESCROW. THE ORIGINAL PROMISSORY NOTE MUST BE DELIVERED TO INDYMAC MORTGAGE SERVICES PRIOR TO CLOSE OF ESCROW. A COPY OF THE EXECUTED PURCHASER ELIGIBILITY CERTIFICATION MUST BE RECEIVED BY INDYMAC MORTGAGE SERVICES PRIOR TO CLOSE OF ESCROW.**