

Indymac Mortgage Services
a division of OneWest Bank
2900 Esperanza Crossing
Austin, TX 78758

May 17, 2011

Loan No.: [REDACTED]
2nd Loan No: [REDACTED]
Property: [REDACTED]
POWAY, CA 92064

OWB Loss Mitigation Short Sale Approval

Buyer Name: [REDACTED]

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 **This form must be completed and emailed to OWBClosings@ServiceLinkFNF.com.** This approval will be rescinded if the confirmation is not received by May 23, 2011.
2. **Closing agent must remit final HUD1 to the Closing Department 48-hours prior to closing for final approval.** Please EMAIL a copy of the HUD-1 to OWBClosings@ServiceLinkFNF.com and michael.huigens@servicelinkfnf.com; reference the Seller's last name, IndyMac Loan Number and "FINAL HUD-1 APPROVAL NEEDED" in the subject line.
3. Gross contract sales price: \$299,000.00
4. Close of escrow to be on or before July 8, 2011.
5. Minimum net sales proceeds to OneWest Bank 1st Lien: \$269,463.60 (****FIRST WIRE INSTRUCTIONS BELOW****)
6. Maximum to 2nd lien holder E-Trade: \$9,885.00 . **Short sale approval is conditional upon receipt of approval and acceptance by the 2nd lien holder / servicer. If there is NO 2nd lien, any proceeds indicated to the 2nd lien holder will be added to IndyMac Mortgage Services net proceeds.**
7. Maximum commissions to agent : 5% or \$14,950.00
8. Maximum closing: \$2,701.40
9. **Maximum amount paid towards buyer's Closing Costs (Concessions): \$0.00**
10. Borrower (Seller) agrees that third party short sale management fees of **\$2,000.00 (**SECOND WIRE INSTRUCTIONS BELOW**)** shall be allocated to Borrower (Seller) and shall appear as a Seller charge on the Form HUD-1 Settlement Statement. Such Fee disclosed on the HUD-1 as ServiceLink Management Fee (Other Fees HUD section 1300) to ServiceLink in the amount of **\$2,000.00**
HUD-1 must be presented to ServiceLink for review and approval 48 hours prior to closing by emailing OWBClosings@ServiceLinkFNF.com.
11. **CLOSING COSTS and CONCESSIONS MUST EXCLUDE: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.**
12. **Borrower (Seller) to receive no funds or cash from this transaction.**

13. Additional Conditions (not defined above):

14. The borrower must sign the attached acknowledgement to all terms specified in this approval.
15. The Purchaser(s) (Buyers) must sign the attached Purchaser Eligibility Certificate.
16. 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.
17. A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT, PURCHASER ELIGIBILITY CERTIFICATION (PEC), CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE EMAILED TO THE FOLLOWING REPRESENTATIVES WITHIN 24 HOURS OF CLOSING:

SERVICELINK CLOSING DEPARTMENT
OWBClosings@ServiceLinkFNF.com

18. Instruct escrow/title to remit proceeds by wire to Indymac Mortgage Services within 24 hours following the close of escrow.
19. ***ALL PROCEEDS MUST BE WIRED.*** If there are multiple loans (i.e. internal 2nd), send separate short sale proceed wires for each loan to Indymac Mortgage Services.
20. ****FIRST WIRE - Wire Indymac Mortgage Services' SHORT-SALE PROCEEDS to:**

Bank Name: Wells Fargo Bank
Account Name: Indy Mac Property Liquidation
Bank Address: 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD. 57104
ABA Routing: 121000248
Account: 41212-02501
RE: IndyMac SPO Loan #1005498751/GAINES

****SECOND WIRE - Wire Third Party Management fee to ServiceLink as indicated below and be sure to include the loan number and title company name with all transmittals:**

Bank Name: Wells Fargo Bank
Account Name: FNF Servicing Loss Mitigation General Account
Bank Address: 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD. 57104
ABA Routing: 121000248
Account: 41220-70774
RE: ServiceLink: OWB Loan #1005498751/GAINES

21. 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 property/borrower(s) will be released from this lien. OWB will report a Special Comment Code of "AU: Account paid in full for less than the full balance" to the credit repositories for both the 1st and 2nd loans referenced on this Approval Letter. Please note, however, that credit bureau reports may also show the current delinquency status up to "180+ days delinquent" which will also be included in the file that will be reported to the repositories.

Respectfully,

Short Sale Department
Enclosure(s): Acknowledgement
Settlement Confirmation
Purchaser Eligibility Certificate

This company is a debt collector and any information obtained will be used for that purpose. However, if you have filed a bankruptcy petition and there is either an "automatic stay" in effect in your bankruptcy case, or your debt has been discharged pursuant to the bankruptcy laws of the United States, this communication is intended solely for informational purposes.

Reference Code: 1005498751-110068-