

Indymac Mortgage Services
a division of OneWest Bank, FSB
2900 Esperanza Crossing, 4th Floor
Austin, TX 78758

4/2/2010

[REDACTED]

Murrieta, CA 92563

Buyer's Name.:
Loan No.:
Property:

[REDACTED]
Murrieta, CA 92563

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.
2. **Closing agent must remit final HUD1 to ServiceLink 48-hours prior to closing for final approval.**
3. Close of escrow to be on or before 4/23/2010
4. Gross contract sales price: \$227,000.00.
5. Minimum net sales proceeds to Indymac Mortgage Services: \$203,068.76.
6. Maximum net sales proceeds to 2nd: \$2,000.00.
7. Maximum commissions to agent: \$13,620.00.
8. Maximum closing: \$4,311.24.
9. **Maximum amount paid towards buyer's Closing Costs: \$4,000.00.**
10. **THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS, REPAIRS AND HOME WARRANTIES WILL NOT BE PAID FROM SALES PROCEEDS.**
11. **Please send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.**
12. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
13. Borrower (Seller) to receive no funds or cash from this transaction.
14. 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..
15. 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.

- [REDACTED]
16. A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT, CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE EMAILED TO THE FOLLOWING WITHIN 24 HOURS OF CLOSING:

EMAIL: [REDACTED]

17. 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. *
18. 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 # «Servicer_Loan_Number» / «borr_l_name»

IF MORE THAN ONE LOAN PLEASE SEND SEPARATE WIRES FOR EACH

19. 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,

ServiceLink

[REDACTED]

Enclosure(s): Acknowledgement
Settlement Confirmation

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.