

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

03/22/2010



OCEANSIDE, CA 92057

Loan No.:

2nd Loan No.:

Property:



OCEANSIDE CA 92057

Buyer Name:



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 This approval will be rescinded if the confirmation is not received by 03/26/2010.
2. The 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 OWBClosings@ServiceLinkFNF.com and reference the Seller's last name, IndyMac Loan Number and "FINAL HUD-1 APPROVAL NEEDED" in the subject line.
3. Gross contract sales price: \$390,000.00
4. Close of escrow to be on or before 03/30/2010.
5. Borrower (Seller) to receive no funds or cash from this transaction.
6. Minimum net sales proceeds to Indymac 1st Loan #1004638423: \$351,382.96
7. Maximum proceeds to 2nd lien holder: \$13,030.00 **If there is NO 2nd lien, any proceeds indicated to the 2nd lien holder will be added to IndyMac Mortgage Services net proceeds.**
8. Maximum commissions to agent :\$19,500.00
9. SELLER PAID CLOSING COSTS CANNOT EXCEED 3% AND 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.
10. The borrower must sign the attached acknowledgment 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, CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE EMAILED TO THE FOLLOWING REPRESENTATIVES WITHIN 24 HOURS OF CLOSING:

Attn: ServiceLink Closing Department
OWBClosings@ServiceLinkFNF.com

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 #121000248
Credit to Account: Indy Mac Property Liquidation
Clearing Account
Account #: 41212-02501
RE: IndyMac SPO Loan #1006667941/GREG COSTO

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,

TARA GEORGE
ServiceLink

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.

Chase Home Finance LLC (AZ1-5626)
PO BOX 29505
Phoenix, AZ 85038-9505



March 23, 2010

ATTN: TROY NICHOLS
FAX: 858-568-9013

Short Sale Confirmation

Mortgagor: [REDACTED]
Account: [REDACTED]
Balance: **\$130,052.41**
Property Address: [REDACTED] OCEANSIDE, CA 92057

Dear Mortgagor(s):

Chase Home Finance ("Chase") is writing to confirm our agreement to release our security interest in the above-referenced Property upon receipt of **\$13,030.00** in our office by **03/31/10**. This amount is for the release of Chase's security interest only, and you are still responsible for the deficiency balance remaining on the Loan, per the terms of the original loan documents.

Funds may be sent via wire transfer, using the following information.

JPMC Home Equity Loss Mitigation
Routing Number: 021000021
Account Number: 00009008113745

Please ensure that both your account number and the word "RECOVERY" appear in the description field of the wire.

Please update your current contact information:

Address: _____ Phone: _____

You will be contacted for repayment arrangement of the deficiency balance.

Please return with signature of agreement:

Signature Acknowledging Terms of Agreement