

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

March 24, 2011

[REDACTED]  
[REDACTED]  
[REDACTED]  
DUBLIN CA 94568

**OWB Loss Mitigation  
Short Sale Approval**

Loan No.: [REDACTED]  
Property: [REDACTED]  
DUBLIN CA 94568

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 **This form must be completed and faxed to 866-234-3623.** This approval will be rescinded if the confirmation is not received by **04/24/11**.
2. **Closing agent must remit final HUD1 to their negotiator 48-hours prior to closing for final approval.** Please EMAIL a copy of the HUD-1 to [victor.trevino@owb.com](mailto:victor.trevino@owb.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: **\$940,000.00**
4. Close of escrow to be on or before **4/24/2011**.
5. Minimum net sales proceeds to OneWest Bank 2nd Lien: **\$15,600.00**
6. Maximum commissions to agent: **\$47,000.00** (not to exceed 5.0%)
7. **Maximum amount paid towards buyer's Closing Costs (Concessions): \$0,000.00**
8. 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.
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. 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.
12. 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:

**Victor Trevino**  
[victor.trevino@owb.com](mailto:victor.trevino@owb.com)

13. Instruct escrow/title to remit proceeds by wire to Indymac Mortgage Services within 24 hours following the close of escrow.
14. \*ALL PROCEEDS MUST BE WIRED.\*
15. Send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.
16. Wire Indymac Mortgage Services' short-sale proceeds to:

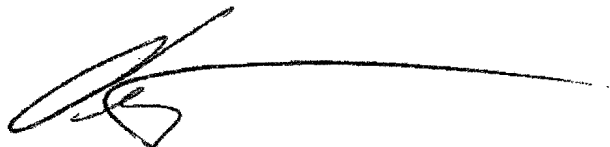
JP Morgan Chase  
Dallas Texas  
ABA: [REDACTED]  
Acct: [REDACTED]  
Payment Clearing Account

RE: [REDACTED]

17. 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 1<sup>st</sup> and 2<sup>nd</sup> 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,



Victor Trevino  
Second Lien Recovery Specialist III  
One West Bank  
Second Lien Servicing Department  
[victor.trevino@owb.com](mailto:victor.trevino@owb.com)

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.**