

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

November 23, 2011

Name:
Loan No.:
Property:



OWB Loss Mitigation Short Sale Approval

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 This approval will be rescinded if the confirmation is not received by 01/07/12.
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 [REDACTED]@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: \$215,000.00
4. Close of escrow to be on or before 01/07/2012.
5. Minimum net sales proceeds to OneWest Bank 2nd Lien: \$7,500.00
6. Maximum commissions to agent: \$12,900.00(not to exceed 6.0%)
7. **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.
8. Borrower (seller) must execute and deliver the enclosed promissory note(s) in the amount of \$0.00 to the undersigned via overnight mail prior to closing.
9. The borrower must sign the attached acknowledgement to all terms specified in this approval.
10. 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.
11. 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:

[REDACTED]
[REDACTED]@owb.com

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

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

RE: Loan# [REDACTED]

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 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,

[REDACTED]
Second Lien Recovery Specialist III
One West Bank
Second Lien Servicing Department
[REDACTED]@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.**

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ACKNOWLEDGMENT

Name: [Redacted]
Loan No.: [Redacted]
Property: [Redacted]

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:

[Redacted]

Sincerely,

[Redacted]
Second Lien Recovery Specialist III
One West Bank
Second Lien Servicing Department
[Redacted]@owb.com

ADDITIONAL INSTRUCTIONS: THIS DOCUMENT MUST BE EXECUTED AND DATED BY ALL RESPONSIBLE PARTIES; A FULLY EXECUTED AND DATED COPY MUST BE RECEIVED BY YOUR NEGOTIATOR AND CLOSER AT INDYMAC MORTGAGE SERVICES ALONG WITH THE FINAL, CERTIFIED HUD1 AND WIRE CONFIRMATION AFTER CLOSE OF ESCROW.

Confirmation of Establishment of Escrow

This form must be completed in its entirety and received by Indymac Mortgage Services on or before [01/7/2012](#), or the lender's approval for this short payoff will be withdrawn.

Account Reference Information:

Name: 
Loan No.: 
Property: 
MERCER ISLAND WA 98040

The below confirmation must be completed by the designated settlement agent and faxed to 866-234-3623 (Fax) on or before [01/07/2012](#).

This is to confirm that an escrow/settlement transaction has been opened by _____
_____ (company name) and on _____ (date of escrow/settlement) engaged
services on the behalf of the above named seller and transaction.

Escrow/reference number: _____

Scheduled Settlement date: _____

Settlement Agent Contact Information

Name: _____

Email Address: _____

Phone Number: _____

By:

Settlement Agent Name

Date