

Indymac Mortgage Services
7700 W. Parmer Lane
Bldg. D
Austin, TX 78728

AUGUST 6 TH, 2009

BORROWER: [REDACTED]

Loan No.: [REDACTED]

Property: [REDACTED]

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Short Sale Your Property

www.LakeTahoeShortSaleExpert.com

Email: jsalcedo@chaseinternational.com

Phone: 775-338-7653

Dear Borrower(s):

Indymac Mortgage Services has approved the proposed short payoff subject to the following conditions:

1. Close of escrow to be on or before **SEPT 19 ,2009**
2. Gross contract sales price: **\$154,900.00**
3. Minimum net sales proceeds to Indymac Mortgage Services: **\$133,861.00**
4. Maximum net sales proceeds to 2nd: **\$3,000.00**
*If there is **NO 2nd lien**, any proceeds indicated to the 2nd lien holder will be added to **Indymac Mortgage Services net proceeds.**
5. Maximum commissions to agent: **\$9,294.00**
6. Maximum closing costs (EXCLUDES: THIRD PARTY SHORT SALE NEGOTIATION FEES, THIRD PARTY SHORT SALE PROCESSING FEES, ESCROW PAD, PEST INSPECTIONS AND HOME WARRANTIES): **\$7745.00**
7. Maximum repair costs: **\$1000.00**
8. **Please send separate wires for each loan.**
9. Parties other than Indymac Mortgage Services must absorb (pay) any additional unapproved closing costs.
10. Borrower (Seller) to receive no funds or cash from this transaction.
11. **Borrower(s) (Sellers) must sign the attached Promissory Note in the amount of \$40,000.00** Full details of the required Promissory Note can be found in the attached Promissory Note

OR

Borrower(s) (Sellers) must contribute \$20,000.00 at closing.

12. The borrower must sign the attached acknowledgment 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.
13. The Purchaser(s) (Buyers) must sign the attached Purchaser Eligibility Certificate.
14. 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.