

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

6/4/2010

BAKERSFIELD, CA 93312

Loan No.: 10059
 2nd Loan No.: 8800
 Property: BAKERSFIELD, CA 93312

**OWB Loss Mitigation
 Short Sale Approval**

Buyer's 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 This approval will be rescinded if the confirmation is not received by 6/8/2010
2. **Closing agent must remit final HUD1 to ServiceLink 48-hours prior to closing for final approval.** Please EMAIL a copy of the HUD-1 to indymac@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: \$143,000.00.
4. Close of escrow to be on or before 7/02/2010
5. Minimum net sales proceeds to OneWest Bank 1st Lien: \$123,420.00.
6. Maximum to 2nd lien holder INDYMAC \$2,000.00. **Short sale approval is conditional upon receipt of approval and acceptance by the 2nd lien holder/servicer. If there is NO 2nd lien, any proceeds indicated to the 2nd lien holder will be added to IndyMac Mortgage Services net proceeds.**
7. Maximum commissions to agent: 6% or \$8,580.00.
8. Maximum closing: \$2,300.00.
9. **Maximum amount paid towards buyer's Closing Costs (Concessions): \$6,700.00.**
10. **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) and additional unapproved closing costs.**
11. Borrower (Seller) to receive no funds or cash from this transaction.
12. **Additional Conditions (not defined above):**
 Any other terms

