

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

6/3/2010

██████████
██████████
██████████

**OWB Loss Mitigation
Short Sale Approval**

Loan No.: ██████████
2nd Loan No: ██████████
Property: ██████████
DENVER, CO 80205

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 **This form must be completed and faxed to ██████████** This approval will be rescinded if the confirmation is not received by 6/18/2010.
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 ██████████ 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: \$ 137,000.00
4. Close of escrow to be on or before 7/2/2010.
5. Minimum net sales proceeds to OneWest Bank 1st Lien: \$ 126,415.20
6. Maximum to 2nd lien holder : \$.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 : \$ 8,220.00
8. Maximum closing: \$ 2,364.80
9. **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.
10. Borrower (Seller) to receive no funds or cash from this transaction.
11. **Additional Conditions (not defined above):**

- [REDACTED]
12. The borrower must sign the attached acknowledgement 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.
 15. 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:
[REDACTED]
 16. Instruct escrow/title to remit proceeds by wire to Indymac Mortgage Services within 24 hours following the close of escrow.
 17. *ALL PROCEEDS MUST BE WIRED.*
 18. Send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.
 19. Wire Indymac Mortgage Services' short-sale proceeds to:

Wells Fargo Bank
101 NORTH PHILLIPS AVENUE
SIOUX FALLS, SD. 57104
ABA #1 [REDACTED]

[REDACTED]
Clearing Account

Account #: [REDACTED]

RE: IndyMac SPO Loan [REDACTED]

20. 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]
Short Sale Negotiator
One West Bank
Short Sale Department
[REDACTED]

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.

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ACKNOWLEDGMENT

Re: **Borrower:** [REDACTED]
Loan No: [REDACTED]
2nd Loan No: [REDACTED]
Property: [REDACTED]
DENVER, CO 80205

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:

TODD J. BOWEN

Sincerely,

[REDACTED]
Short Sale Negotiator
One West Bank
Short Sale Department
[REDACTED]

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 **6/18/2010**, or the lender's approval for this short payoff will be withdrawn.

Account Reference Information:

Loan No: [REDACTED]

Borrower Name: [REDACTED]

Property Address: [REDACTED]
DENVER, CO 80205

The below confirmation must be completed by the designated settlement agent and faxed/emailed to [REDACTED] (Fax) on or before 6/18/2010.

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

Negotiated by Foreclosure Brokers LLC
www.Foreclosure-Brokers.com

Seller / Borrower Name: [REDACTED]

Loan Number(s): [REDACTED]

Purchaser Eligibility Certification

Pursuant to a residential purchase agreement ("Agreement"), the parties identified below as "Seller(s)" and "Buyer(s)," respectively, are involved in a real estate transaction whereby the real property commonly known as [REDACTED] [REDACTED] DENVER, CO 80205 ("Property") will be sold by Seller(s) to Buyer(s).

OneWest Bank, FSB ("Lender") holds a deed of trust or mortgage against the Property. In order to complete the sale of the Property, Seller(s) and Buyer(s) have jointly asked Lender to discount the total amount owed on the loan which is secured by the deed of trust or mortgage. Lender, in consideration for the representations made below by Seller(s), Buyer(s), and their respective agents, has agreed to a short sale pursuant to an OWB Loss Mitigation Short Sale Approval dated 6/3/2010 on the express condition that Seller(s), Buyers, and their respective agents (including, without limitation, real estate agents, escrow agents, and title agents) each truthfully represents, affirms, and states as follows:

1. The purchase and sale transaction reflected in the Agreement is an "Arm's Length Transaction," meaning that the transaction has been negotiated by unrelated parties, each of whom is acting in his or her own self-interest, and that the sale price is based on fair market value of the Property. With respect to those persons signing this affidavit as an agent for either Seller(s), Buyer(s), or both, those agents are acting in the best interests of their respective principal(s).
2. No Buyer or agent of Buyer(s) agents is a family member or business associate of the Seller(s) or the borrower(s) or the mortgagee(s).
3. No Buyer or agent of Buyer(s) shares a business interest with the Seller(s) or the borrower(s) or the mortgagee(s).
4. There are no hidden terms or hidden agreements or special understandings between the Seller(s) and the Buyer(s) or among their respective agents which are not reflected in the Agreement or the escrow instructions associated with this transaction.
5. There is no agreement, whether oral, written, or implied, between the Seller(s) and the Buyers and/or their respective agents, which allows the Seller(s) to remain in the property as tenants or to regain ownership of the Property at any time after the consummation of this sale transaction.
6. The Seller(s) shall not receive any proceeds from the sale of the Property reflected in the Agreement.
7. No agent of either the Seller(s) or the Buyer(s) shall receive any proceeds from this transaction except as is reflected in the final estimated closing statement which shall be provided to Lender for approval prior to the close of escrow.
8. Each signatory to this Affidavit expressly acknowledges that Lender is relying upon the representations made herein as consideration for discounting the payoff on the loan(s) which is/are secured by a deed of trust or mortgage encumbering the Property.

9. Each signatory to this Affidavit expressly acknowledges that any misrepresentation made by him or her may subject him or her to civil liability. I declare under penalty of perjury under the laws of the State of CO that all statements made in this Affidavit are true and correct.

Additionally, I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly and willfully make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

Seller 1

Date

Print Name

Seller 2

Date

Print Name

Seller's Agent

Date

Print Name and Company

Buyer 1

Date

Print Name

Buyer 2

Date

Print Name

Buyer's Agent

Date

Print Name and Company

State of _____

County of _____

On _____

before me, _____
(insert name and title of the officer)

personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

State of _____

County of _____

On _____

before me, _____
(insert name and title of the officer)

personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Negotiated by Foreclosure Brokers LLC
www.Foreclosure-Brokers.com