

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

June 16, 2011

**OWB Loss Mitigation  
Short Sale Approval**

Name(s): [REDACTED]  
Loan No.: [REDACTED]  
Property: [REDACTED]  
STEPHENSON VA 22656

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 **This form must be completed and faxed to 866-234-3623.** This approval will be rescinded if the confirmation is not received by **07/31/11.**
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: **\$260,000.00**
4. Close of escrow to be on or before **7/31/2011.**
5. Minimum net sales proceeds to OneWest Bank 2nd Lien: **\$3,000.00**
6. Maximum commissions to agent: **\$15,600.00** (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) to receive no funds or cash from this transaction.
9. 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.
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, 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)**