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7700 W. Parmer Lane, Bldg. D  
Austin, TX 78728

December 19th, 2008

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Las Vegas, NV 89123

IndyMac Federal Bank has approved the proposed short payoff subject to the following conditions:

1. Close of escrow to be on or before **February 13th, 2009**.
2. If you require an extension on the closing date or have changes to the HUD there will be a processing fee assessed for each 30 day extension and each time the HUD is updated. This fee will be reflected as a .125 reduction in the agent's commission on the HUD.
3. Gross contract sales price: **\$275,000.00**.
4. Minimum net sales proceeds to IndyMac 1<sup>ST</sup> Loan: **\$246,489.00**.
5. **Maximum net sales proceeds to 2<sup>nd</sup> Loan: \$1,000.00**.
6. Maximum commissions to agent: **5% or 13,750.00**.
7. Maximum closing costs: **\$13,761.00**.
8. **PLEASE FOLLOW THE ATTACHED CLOSING INSTURCTIONS CAREFULLY OR YOUR FUNDS MAY BE RETURNED.**
9. Parties other than Indymac Federal Bank must absorb (pay) any additional unapproved closing costs.
10. Borrower (Seller) to receive no funds or cash from this transaction.
11. The borrower must sign the attached acknowledgment to all terms specified in this approval and must acknowledge that IndyMac Federal Bank retains all deficiency rights as provided by the note, deed of trust and/or security agreement and local and federal laws.
12. Review of purchase documents-Indymac Federal Bank has the unlimited right to revoke this short payoff approval should there be any material changes to the final HUD-1 Settlement Statement.