

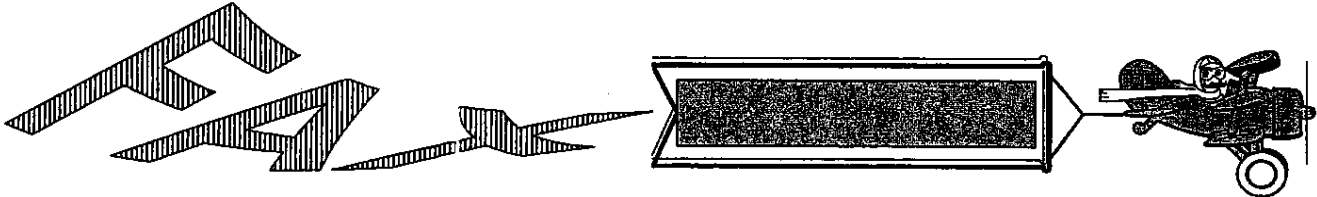
7700 Parmer Lane Austin, Tx 78728

512-250-2748

x: 626-432-9365



Date: _____
 Number of pages (including cover): _____



TO: *Judy Sin*
 ATTN:
 PHONE:
 FAX: *866-722-3091*

From: Michael Kim
 Company: IndyMac Bank
 Email: michael.kim@indymacbank.com
 Phone: 512-250-2748
 Fax: 626-432-9365

*****ATTENTION*****

Approval letter

LOAN #

THANKS
 Michael K.

**IndymacBankSM**460 Sierra Madre Villa Ave
Pasadena, CA. 91107**June 28, 2007****via fax 866-722-3091****Dave Baptiste
C/O Judy Sin**Loan No. **1006569519**
Borrower: **Dave Baptiste**

Property: **6814 Calumet
Spring, TX 77389**

Dear Borrower(s):

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

1. Close of escrow to be on or before **July 15, 2007**.
2. An additional per diem amount of **\$53.44** must be paid for each day between closing the date funds are received by IndyMac Bank.
3. Buyer(s):.
4. Gross contract sales price **\$325,000.00**.
5. Total costs including the real estate commission not to exceed **\$35,882.00**.
6. Minimum net sales proceeds to IndyMac Bank: **\$289,118.00**.
7. Parties other than IndyMac Bank must absorb (pay) any additional unapproved closing costs.
8. Borrower (Seller) to receive no funds or cash from this transaction.
9. No Agent/Broker, Escrow or Title "short payoff processing" or transaction fees to be paid from Borrower (Seller) proceeds.
10. The borrower must sign on the attached acknowledgment to all terms specified in this approval and must acknowledge that IndyMac Bank reserves all deficiency rights as provided by the note, deed of trust and/or security agreement and local and federal laws, including but not limited to criminal prosecution, should it later be determined that the borrower or any third party made any misrepresentation (e.g. arm's length transaction) in connection with the origination of this loan or the proposed short sale transaction. IndyMac Bank must receive the executed acknowledgement prior to the close of escrow.

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1006569519/Dave Baptiste

11. Please instruct escrow/title to remit proceeds by wire to IndyMac Bank within 24 hours following the close of escrow. **ALL PROCEEDS MUST BE WIRED.** *
12. Wire IndyMac Bank's short-sale proceeds to:

Wells Fargo Bank
101 NORTH PHILLIPS AVENUE
SIOUX FALLS, SD. 57104

ABA #121000248

Credit to Account: Indy Mac Property Liquidation Clearing Account

Account #: 41212-02501

RE: IndyMac SPO Loan # 1006569519/Dave Baptiste

13. IndyMac Bank must receive confirmation of the close of escrow within 24 hours of the actual settlement date.
14. **A COPY OF THE FINAL SIGNED ACKNOWLEDGMENT & CERTIFIED HUD-1 CLOSING STATEMENT MUST BE FAXED TO: Michael Kim, INDYMAC BANK, FAX # 626-432-9365 WITHIN 24 HOURS OF CLOSING (if applicable).**

***Please note, if IndyMac Bank should receive a check for short payoff proceeds, an additional \$25.00 must also be received as a processing fee.**

If all conditions are followed then the borrower(s) will be released from this lien.

Respectfully,

Michael Kim

Loss Mitigation Specialist

IndyMac Bank/Loss Mitigation Dept.

Direct Phone: **512-250-2748**

Fax: **626-432-9365**

Enclosure(s): Acknowledgement



ACKNOWLEDGMENT

Re: Loan No. **1006569519**
Borrower(s): **Dave Baptiste**
Property: **6814 Calumet**
Spring, TX 77389

Dear Borrower(s):

Please sign below to acknowledge all terms in this approval letter and that you understand that the investor reserves all deficiency rights as provided by the note, deed of trust or security agreement, local and federal laws, including but not limited to criminal prosecution, should it later be determined that you (the borrower) or any third part made any misrepresentations (e.g. arms length transaction) in connection with the origination of this loan or the proposed short sale transaction.

Borrower(s) signature

Dave Baptiste

Date

Sincerely,

Michael Kim
Loan Workout Specialist
IndyMac Bank/Loss Mitigation Dept.
Direct Phone: **512-250-2748**
Fax: **626-432-9365**

ADDITIONAL INSTRUCTIONS: THIS DOCUMENT MUST BE EXECUTED AND DATED IN DUPLICATE, BY ALL RESPONSIBLE PARTIES. A FULLY EXECUTED AND DATED ORIGINAL MUST BE RECEIVED BY INDYMAC BANK PRIOR TO CLOSE OF ESCROW.