



Projected Mail Date: Done

Exp. Date:

Lender Contact Name:

Phone w/ex:

Subject Property:

Preliminary Resolve Notice for File:

Dear Mr./Mrs _____

This letter is to notify you of the resolution agreed to by your lender. We appreciate the trust placed in us. We are excited to inform you of the new terms of your mortgage:

On 6-1-09 MR/Mrs. from Indymac informed us of the following modification to your loan:

Previous Balance: 443,888.96

Past due amount added to principle: \$20,154.56

Principal Balance Reduction: 0

Past due amount not added to principle:

New Balance: 443,888.96

Escrow Amount: \$303.24 P & I Interest Only

Previous Payment: 3305.40

Due Date:

Certified funds

Monthly payment Reduction: (920.51)

Due Date: 7-1-09

Certified Funds

Good Faith or Down Payment:

Escrow Amount:

P & I Interest Only

New Payment: 2384.89

Previous Interest Rate: 8.500%

Fixed Arm

Interest Rate Reduction: (3.75%)

Fixed Arm

New Rate: 4.750%

Years/Months: 338

Interest Reduction for life of loan and reduction for life of loan... Doands Attached. Borrower already has doands

~~2nd Mortgage Balance:~~

~~Cash Settlement:~~

~~2nd Mortgage Savings:~~

Total savings (lifetime of loan)

Principal Balance Reduction: 0

Total Payment Savings: \$311,132.38

Total Interest Savings:

Cash Settlement Savings: 0

TOTAL SAVINGS:

Your lender may follow-up with written confirmation of this resolution. Don't hesitate to call us if you have any questions regarding your modification.

Thank you for allowing Choice Loan Consulting to go to work for you. We appreciate your business. On behalf of the team we want to let you know that it has been our privilege to serve you. We look forward to helping you in any way possible in the future and wish you the best in all that you do!

Sincerely,

Your friends at Choice Loan Consulting

Choice Loan Consulting

1400 North Gilbert Road, Suite H, Gilbert, Arizona 85234

1-888-944-4084

Because you are a valued IndyMac Mortgage Services customer

We want to help you stay in your home.

May 6, 2009

IBT0508A 2000034802 4351/2

Reduce your monthly payment of principal and interest to \$796.19 and bring your loan current!

If you have any questions, call toll free: 1.866.682.9739.

Loan #:

Property Address:

Dear

IndyMac Mortgage Services, a division of OneWest Bank, FSB proposes to permanently modify your mortgage, bring past due amounts current, and provide you with an affordable monthly payment.¹

What we offer:

- Specifically, based on income information you have provided, we will cap your interest rate at the current interest rate of 4.750% set by Freddie Mac for an extended term.
- In addition, to provide time for you to regain a more secure financial footing, we will reduce that rate to 3.000% for the first five years of your loan. This will result in a monthly principal and interest payment of \$796.19 for the first five years, a reduction of \$307.98. You will continue to be responsible for taxes and insurance on your home. Please note that the payment for principal and interest on your modified mortgage does not include monthly amounts to cover your taxes and insurance. However, you should include tax and insurance amounts in determining your monthly housing expenses.
- After five years, your loan will slowly readjust to 4.750% by no more than 1% each year. The enclosed Modification Agreement includes a chart showing your payments during the life of your modified loan.² There are no fees or other charges for this modification.
- Our offer to modify your mortgage to provide you with an affordable payment is based on currently available information from you about your income. However, to finalize this modification, we must verify your income to confirm that you qualify. To verify your income, please sign and return the enclosed Request for Transcript of Tax Return (4506-T) and enclose a copy of your two most recent pay stubs. If you would like us to consider other sources of income, please include that documentation, such as bank statements. If you wish to provide alternative verification, please contact us at 1.866.682.9739. To remain eligible for this modification, you also must continue to make timely modified mortgage payments.

All it takes for you to bring your mortgage current and confirm you qualify for this modified mortgage is to:

1. Sign and return the enclosed Modification Agreement along with a certified check for \$796.19 to be credited for your monthly principal and interest payment and
2. Provide verification of your income to confirm that you qualify for the proposed modification offer.³

If your verified income is different from our information, we will contact you to discuss a different modification offer to your mortgage that may help you keep your home.


We want to help you stay in your home, so please return the signed Modification Agreement, your certified check, and verification of your income by 5/22/2009.

Other options:

Can't afford the reduced payments?

If after reviewing this offer you decide you still cannot afford your home, please call us at 1.877.908.4357. We may be able to help you. We look forward to hearing from you.

Sincerely,



Brandon Latman
First Vice President

IndyMac Mortgage Services, a division of OneWest Bank, FSBSM

IMPORTANT INFORMATION YOU SHOULD KNOW: We are sending this modification offer to you because information we have about you indicates you are eligible to modify your current IndyMac Mortgage Services, a division of OneWest Bank, FSB mortgage loan. We still have to confirm your eligibility for this loan modification. If, after you provide the information we have requested, you are not eligible for this loan modification, your mortgage Note, Security Instrument (and any other related or applicable agreements) will not be modified. If you are not eligible for this loan modification, we still want to work with you to determine if there are alternative ways to help.

¹ In order to reinstate your loan to a current status IndyMac Mortgage Services will add: (1) the interest portion of any past due payments; (2) any advances made to pay property taxes and insurance regardless of whether or not the loan is escrowed for taxes and insurance; and (3) servicing costs, such as fees incurred by IndyMac Mortgage Services to third parties. The total of such amounts will be added to your outstanding loan balance and will become your new principal balance. There are no fees or other charges for this modification. All unpaid late charges will be waived. If the foreclosure process has been initiated, you may be charged additional fees related to the foreclosure process. You are responsible for paying these fees and they are not included in this offer.

NOTE: It is important to note that by increasing the term of your loan through this modification, you will pay more interest over the life of the loan.

How this modification affects your loan:

² As a result of this modification, your payment will be based on the new interest rate, new principal balance and the new maturity date of your loan. The modification will permanently cap your interest rate at the Freddie Mac Weekly Mortgage Market Survey Rate (Freddie Mac Rate) shown on the front of this document. During the first five (5) years of the modification, your interest rate will be reduced to the interest rate shown on the front of this document. At the end of the five (5) years, your interest rate will increase annually by no more than one percent (1%) per year until it reaches the Freddie Mac Rate shown on the front of this document. We will notify you at least 30 days prior to payment change dates and advise you of the new monthly payment amount.

This offer requires you to make the monthly payment(s) for principal and interest specified in this letter while IndyMac Mortgage Services is verifying your income information and your qualification for a permanent modification. If your mortgage loan is permanently modified, you will be responsible for making the remainder of the modified principal and interest payments. You also are responsible for paying all taxes and insurance charges for your home.

³ You must provide information to permit verification of your income. You should sign and return the enclosed Request for Transcript of Tax Return (4506-T) and enclose a copy of your two most recent pay stubs. If you would like us to consider other sources of income, please include that documentation, such as bank statements. You can also contact us at 1.866.682.9739 to discuss alternative methods for verification. Failure to return the form or to provide necessary documentation in a timely manner will void this offer of a permanent modification. Your financial information will be reviewed to confirm that you qualify for the proposed permanent loan modification offered in this letter. If you do not qualify for the modification offered, the enclosed Modification Agreement is not enforceable.

To be eligible for this offer, you also may not file for bankruptcy between the date of this offer and the completion of the loan modification process.



FreedomTeam
Financial

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Choice LC Rep

Projected date for arrival of Resolve to Borrower: May 13th 2009 1st 2nd 3rd Mortgage
Lender Contact Phone w/ex:
Subject Property:

Preliminary Resolve Notice for File:

Dear Mr./Mrs.

This letter is to notify you of the resolution agreed to by your lender. We appreciate the trust placed in us. We are excited to inform you of the new terms of your mortgage:

On 05/07/09 Mr. / Mrs. with IndyMac informed us of the following modification to your loan:

Previous Balance: \$200,000
Principal Balance Reduction: ~~0~~
New Balance: \$216,477.58 / 13,250.04 = PAST DUE INTEREST
Previous Payment: \$1,340.64
Monthly payment Reduction: \$325.92
New Payment: \$1,014.72
Previous Interest Rate: 6.625%
Interest Rate Reduction: 3.625%
New ~~30~~ Year Fixed Rate: 3.625%
40
2nd Mortgage Balance:
Cash Settlement: N/A
2nd Mortgage Savings:

* loan went from an interest only to a P.I.T.I

Total savings (lifetime of loan)

Principal Balance Reduction:
Total Payment Savings:
Total Interest Savings:
Cash settlement Savings:
TOTAL SAVINGS:

Your lender may follow-up with written confirmation of this resolution. Don't hesitate to call us if you have any questions regarding your modification.

Thank you for allowing Choice Loan Consulting to go to work for you. We appreciate your business. On behalf of the team we want to let you know that it has been our privilege to serve you. We look forward to helping you in any way possible in the future and wish you the best in all that you do!

Sincerely,

Your friends at Choice Loan Consulting

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