



ESCROW ACCOUNT DISCLOSURE STATEMENT

DATE: April 24, 2008
LOAN NUMBER: [REDACTED]

16239/PQ

YOUR MONTHLY MORTGAGE PAYMENT MAY BE CHANGING - THIS NOTICE WILL HELP YOU UNDERSTAND WHY

As you know, we maintain an escrow account for your mortgage which is used to pay such items as property taxes, insurance premiums, or mortgage insurance. The escrow account must be reviewed at least annually to determine whether enough funds are being collected each month, and whether the account has a shortage or surplus. This notice provides all of the information required by federal regulations to help you understand how IndyMac Bank calculates your monthly escrow payment and determines the proper account balance required. Please take a few minutes to read this notice carefully. It has been provided to answer most of your questions.

PART 1 - WHAT ESCROW AMOUNTS CAN I EXPECT INDYMAC BANK TO PAY IN THE COMING 12 MONTHS?

We expect to disburse money from your escrow account to pay certain escrow bills as they are due. We anticipate paying these amounts for the next 12 months to help us determine how much money is needed in your escrow account. The following are our estimates:

HAZARD INS \$1,104.49 COUNTY TAX \$3,405.38

The total amount of all of these estimated escrow payments is \$4,509.87. Your normal escrow payment must be one-twelfth of the total annual amount. The monthly escrow payment for your mortgage is \$375.82 based on this information.

PART 2 - WHAT IS MY NEW MORTGAGE PAYMENT AMOUNT?

Your total monthly mortgage payment includes the monthly escrow payment. It also includes the monthly amount for repayment of your loan (principal and interest) and other amounts, for services you have requested. The following is a breakdown of the new monthly mortgage payment amount:

Loan Payment (Principal and Interest): \$715.89 (this is determined from your Loan Note)
Escrow Payment (tax and insurance): \$375.82 (see Part 1 for explanation)
Escrow Shortage/Surplus: \$28.93 (see Part 3 for explanation)
Optional Services: \$0.00 (for customers selecting optional services)
Miscellaneous: \$0.00
Less: Buydown/Assistance Payment: \$0.00

TOTAL NEW MORTGAGE PAYMENT IS \$1,120.04 BEGINNING ON June 01, 2008.

Note: Your monthly payment may also change in the future if you have an adjustable rate mortgage, buydown/assistance subsidies, select optional services or you have a surplus less than \$50.00.

Your new payment amount will be \$1,091.71 if you pay your shortage in a lump sum.

PART 3 - WHY IS THERE A SHORTAGE OR SURPLUS IN MY ESCROW ACCOUNT?

We anticipate that your escrow balance will be \$1,163.36 at the end of May. We require that your escrow balance be \$1,503.31 at that time. This results in a shortage of \$339.95.

If your escrow account started with the required beginning balance, then the account would reach a low point (or minimum balance) at some point in the next 12 months of \$751.64. This low point or minimum balance cannot be more than is allowable under federal regulations, under your state's laws/regulations, or by the specific terms of your mortgage contract. Information on the reverse side will help you understand how much money we need in the escrow account and how it is used.

FORM 1099-ESC 01



SHORTAGE
LOAN NUMBER: [REDACTED]
SHORTAGE AMOUNT: \$339.95

If you prefer to pay your escrow shortage of \$339.95 in a lump sum, please make your check payable to IndyMac Bank and return with this coupon. Please include your loan number on the check and send to IndyMac Bank, PO Box 4045, Kalamazoo, MI 49003-4045. Your new payment amount will then be \$1,091.71 effective June 01, 2008.

INDYMAC BANK
PO BOX 4045
KALAMAZOO MI 49003-4045

LOAN

PART 4: SUMMARY OF YOUR PROJECTION OF ESCROW ACCOUNT FOR THE NEXT 12 MONTHS.

To see why we must start with the required beginning balance, please review the following projection which shows the: estimated monthly deposits to escrow, estimated disbursements from escrow, and monthly ending account balances. The escrow account should start with the required beginning balance for the 12 month period covering 06/08 thru 05/09.

Description	Month	Anticipated Amount		Projected Escrow Balance at End of Month	Balance Required by IndyMac Bank at End of Month
		To Escrow	From Escrow		
	Beginning:			\$1,183.35	\$1,503.31
HAZ INS	June	375.82	.00	1,539.18	1,879.13
	July	375.82	1,104.49	810.51	1,150.46
	August	375.82	.00	1,186.33	1,526.28
	September	375.82	.00	1,562.15	1,902.10
	October	375.82	.00	1,947.97	2,277.92
COUNTY TAX	November	375.82	1,702.69	611.10	951.05
	December	375.82	.00	986.92	1,326.87
	January	375.82	.00	1,362.74	1,702.69
COUNTY TAX	February	375.82	.00	1,738.56	2,078.51
	March	375.82	1,702.69	411.69	751.64
	April	375.82	.00	787.51	1,127.46
	May	375.82	.00	1,163.33	1,503.28
	Totals:	4,509.84	4,509.87		

PART 5: SUMMARY OF YOUR ESCROW ACCOUNT SINCE THE LAST TIME YOU RECEIVED AN ESCROW STATEMENT WITH A 12 MONTH PROJECTION.

The last 12-month projection you received included estimates of escrow deposits and escrow disbursement for taxes and/or insurance. The escrow payment was 358.55. The following information provides a summary of what we estimated would happen compared to what actually happened in your account.

Activity Description	Month	PROJECTED			ACTUAL		
		Deposits	Disbursements	Balance	Deposits	Disbursements	Balance
HAZ INS	June	358.55	.00	1,792.64	315.65 *	1,104.49 *	398.81
HAZ INS	July	358.55	1,045.75	1,105.44	.00 *	.00 *	398.81
	August	358.55	.00	1,463.99	.00 *	.00	398.81
	September	358.55	.00	1,822.54	758.16 *	.00	1,157.00
	October	358.55	.00	2,181.09	758.16 *	.00	1,915.20
COUNTY TAX	November	358.55	1,628.37	911.27	.00 *	1,702.71 *	212.41
	December	358.55	.00	1,269.82	379.08 *	.00	591.57
	January	358.55	.00	1,628.37	379.08 *	.00	970.65
COUNTY TAX	February	358.55	.00	1,986.92	.00 *	.00	970.65
	March	358.55	1,628.37	717.10	758.16 *	1,702.68 *	26.12
	April	358.55	.00	1,075.65	758.16 E	.00 E	784.24
	May	358.55	.00	1,434.20	379.08 E	.00 E	1,163.33
	Totals:	4,302.60	4,302.48		4,485.53	4,509.88	

The above shows the projection from the last escrow statement and what actually happened in the escrow account. You can compare these amounts to see differences. For example, if actual bills were paid in a month different than we estimated, the ending monthly balance may have been different than what was projected. If actual bills paid were in an amount different than we estimated, the ending monthly balance may have been different than what was projected.

Asterisks (*) above for any item which was either paid in a different month or in a different amount than the original estimates. An "E" indicates a projected deposit that has not yet been received or a projected payment we estimate will be paid as shown.

History information may be incomplete if this is the first escrow analysis since IndyMac began servicing your loan.

If we paid out more than we estimated, the escrow balance may have a shortage. If we paid out less than we estimated, the escrow balance may have a plus. The amount of a shortage or surplus is explained in Part 3.

Need To Reach Us?

Visit our website at:
www.indymacbank.com

Automated Information:
1-800-781-7399

Contact us through our website:
Use our secured messaging service online through your My Mortgage account at www.indymacbank.com

Customer Service:
1-800-781-7399
8:00 am - 9:00 pm EST, Monday - Friday

Correspondence Address:
IndyMac Bank
PO Box 4045
Kalamazoo, MI 49003-4045

Overnight Address:
IndyMac Bank
6900 Beatrice Drive
Kalamazoo, MI 49009

Fax Numbers:
Insurance Dept. 269-353-2434
Tax Dept. 269-353-2465
Payoff Dept. 269-353-2437
All Other Faxes 269-353-2432