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SETTLEMENT AGREEMENT AND MUTUAL RELEASE

THIS SETTLEMENT AGREEMENT AND MUTUAL RELEASE

("Settlement Agreement") is entered into and made effective as of the ___ day of August, 2010 ("Effective Date"), by and between the Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB ("FDIC") and imortgage.com, Inc. ("imortgage.com"). The FDIC and imortgage.com may hereinafter be referred to individually as a "Party" or collectively as the "Parties".

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RECITALS

1.1 On or about March 6, 2003, IndyMac Bank, F.S.B. ("INDYMAC") and imortgage.com entered into a business relationship governed by a Seller Contract and e-MITS™ User Agreement (hereinafter "Contract").

1.2 Pursuant to the terms of the Contract, imortgage.com sold to INDYMAC the mortgage loans that are identified on Exhibit "A" attached to this Settlement Agreement. The mortgage loans identified in Exhibit "A" as well as all other mortgage loans sold and/or delivered directly by imortgage.com to INDYMAC are collectively referred to herein as the "LOANS".

1.3 The FDIC claims that imortgage.com breached the Contract by refusing to repurchase and/or indemnify for losses sustained on certain loans after receiving demands to do so. imortgage.com disputes the claims relating to those certain loans.

1.4 On or about January 7, 2010, the FDIC filed a lawsuit entitled *FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for INDYMAC BANK, FSB v. iMORTGAGE.COM, INC., a Delaware Corporation* in the United States District Court, Central District of California, Case No. CV10-0114 (hereinafter "Action") seeking damages arising from the repurchase and/or indemnification obligations of imortgage.com.

1.5 Without admitting liability, the Parties desire to and have agreed to settle all repurchase and indemnification claims relating to the LOANS upon the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties, intending to be legally bound, agree as follows:

1.6 Recitals. The Recitals set forth above are incorporated into the body of this Settlement Agreement as though fully set forth herein.

1.7 Payment of the Settlement Funds. imortgage.com shall pay to the FDIC the total sum of Six Hundred Fifteen Thousand Dollars (\$615,000.00) (the "Settlement Funds"). Payment of the Settlement Funds shall be made as follows:

By no later than September 7, 2010, imortgage.com shall make a payment of One Hundred Seventy Thousand Dollars (\$170,000).

By no later than October 7, 2010, imortgage.com shall make a payment of One Hundred Seventy Thousand Dollars (\$170,000).

Beginning on November 15, 2010, and on the fifteenth calendar day of each month thereafter, the sum of Twenty-Five Thousand Dollars (\$25,000) shall be made until the balance of the Settlement Funds is paid in full.

Payments shall be made by wire transfer made payable to "Mortgage Recovery Law Group Trust Account," Account Number: [redacted] Routing Number: [redacted] Reference: imortgage.com Settlement.

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1.8 Concurrently with the signing and delivery of this Settlement Agreement, imortgage.com shall execute a Stipulation for Judgment in the amount of Six Hundred Fifteen Thousand (\$615,000) in the form attached hereto as Exhibit 1. The Stipulation for Judgment incorporates by reference a proposed form of Judgment as Exhibit A to the Stipulation for Judgment. Both the Stipulation for Judgment and the proposed form of Judgment are incorporated by reference herein and their terms are made a part of this Settlement Agreement.

1.9 In the event imortgage.com defaults by failing to make a timely payment to the FDIC as set forth in this Settlement Agreement, the FDIC shall give written notice of the default and notice of the FDIC's intent to have Judgment entered. The notice of default shall be given via mail and facsimile addressed to: (1) John Tate, Esq., Davis Wright Tremaine, LLP, 865 S. Figueroa St., Suite 2400, Los Angeles, CA 90017, fax number [redacted] and (2) Jay Johnson, at imortgage.com, Inc., 4800 N. Scottsdale Road, Suite 3800, Scottsdale, AZ 85251.

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1.10 imortgage.com shall have seven (7) business days from receipt of the notice of default to cure the default. If imortgage.com fails to cure the default within seven (7) business days, the FDIC shall retain all consideration it has received, and it may, in its sole discretion, seek entry of Judgment against imortgage.com, and enforce any Judgment entered against imortgage.com. Judgment may be entered by ex parte application (without testimony or trial and imortgage.com waives the right to a court

and/or jury trial) after notice is given to imortgage.com as provided for in paragraph 1.9 of this Settlement Agreement.

1.11 Within five (5) business days of the FDIC's counsel's receipt of the fully executed Settlement Agreement and Stipulation for Judgment, the FDIC's counsel shall file a Stipulation and Order Dismissing Action with the Court Retaining Jurisdiction to Enforce the Stipulation for Judgment.

1.12 The Parties shall bear their own costs and attorneys' fees incurred in the Action.

RELEASE

1.13 Unknown Claims. Except for the obligations arising under this Settlement Agreement, each Party acknowledges that this Settlement Agreement applies to all claims for injuries, damages, or losses of any type or nature (whether those injuries, damages, or losses are known or unknown, foreseen or unforeseen, patent or latent) which each Party may have against the other Party arising from the obligation to repurchase and/or indemnify for losses associated with the LOANS. Each Party hereby expressly waives application of *California Civil Code §1542* and any other similar statute or rule with respect to the LOANS.

1.14 Each Party certifies that they have read and understood the following provisions of *California Civil Code §1542*, which states in pertinent part as follows:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

1.15 Except for the obligations arising under this Settlement Agreement, each Party understands and acknowledges that the significance and consequence of its waiver of *California Civil Code §1542* is that even if any Party should eventually suffer additional damages arising out of the obligation to repurchase and/or indemnify for losses associated with the LOANS, the claims and causes of action that were or could have been asserted relating to the obligation to the repurchase and/or indemnify for losses associated with the LOANS, or any facts or circumstances related to the obligation to repurchase and/or indemnify for losses associated with the LOANS, that Party will not be able to make any claim against the other Party for those damages. Furthermore, each Party acknowledges that it consciously intends these consequences even as to claims for

damages that may exist as of the date of this release but which that Party does not know exists, and which, if known, would materially affect that Party's decision to execute this release, regardless of whether that Party's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.

1.16 Except for the obligations arising under this Settlement Agreement, each Party hereby fully, finally, and forever releases and discharges the other Party, and any and all of its respective past, present, and future affiliates, employees, members, partners, joint venturers, independent contractors, attorneys, insurers, investors, successors, assigns, representatives, officers, directors, shareholders, independent contractors, predecessors, successors and assigns, and any corporation, partnership or limited liability company which was or is at any time the parent or wholly owned subsidiary of such entity, and any such corporation's, partnership's or limited liability company's officers, directors, employees, or any corporation, partnership or limited liability company which was or is an affiliate of such entity by virtue of common ownership or control, and any such corporation's, partnership's or limited liability company's, officers, directors, and/or employees of and from any and all actions, causes of action, claims, demands, damages, debts, losses, costs, expenses, attorney fees or other liabilities of every kind and nature whatsoever, whether legal or equitable and whether known or unknown, arising out of, resulting from, or relating to, in any manner, the obligation to repurchase and/or indemnify for losses associated with the LOANS, the claims and causes of action that were or could have been asserted relating to the obligation to repurchase and/or indemnify for losses associated with the LOANS, or any facts or circumstances related to the obligation to repurchase and/or indemnify for losses associated with the LOANS.

1.17 Notwithstanding any other provision in this Settlement Agreement, the FDIC does not release, and expressly preserves fully and to the same extent as if the Settlement Agreement had not been executed any action taken by any other federal agency. In addition, this Settlement Agreement does not purport to waive, or intend to waive, any claims which could be brought by the United States through either the Department of Justice or the United States Attorney's Office for any federal judicial district. In addition, the FDIC specifically reserves the right to seek court ordered restitution pursuant to the relevant provisions of the Victim and Witness Protection Act, 18 U.S.C. § 3663, *et seq.*, if appropriate.

1.18 No Admission. It is agreed that no Party hereto admits liability or wrongdoing of any nature, and that this Settlement Agreement is made as a compromise of disputed claims.

1.19 Fair Meaning. The Parties hereto further agree that the language of all parts of this Settlement Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the Parties.

1.20 Governing Law. The Parties agree to submit to the Courts of the County of Los Angeles, California, for any dispute arising out of this Settlement Agreement, or related thereto, and consent to the jurisdiction of said Courts and further agree that any and all matters of dispute shall be adjudicated, governed and controlled under California law.

1.21 Attorneys' Fees. Should any action be commenced to enforce, interpret, or seek damages, injunctive relief, or specific performance for violation of this Settlement Agreement, the prevailing party shall, in addition to any other available relief, be entitled to an award of reasonable attorney's fees and litigation expenses incurred in the prosecution or defense of the action, including any appeal.

1.22 Severability. The Parties hereto agree that if any provision of this Settlement Agreement is declared by any court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby, and such illegal or invalid part, term or provision shall be deemed not to be part of this Settlement Agreement.

1.23 Binding Effect. This Settlement Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors, and assigns.

1.24 Review and Understanding. The Parties have entered into this Settlement Agreement voluntarily, having fully read and fully understanding the meaning and effect of all of its terms and provisions, and fully understanding its and their costs and risks. Each Party has consulted with legal counsel concerning this Settlement Agreement and has conducted such inquiry as they deem necessary and advisable prior to entering into this Settlement Agreement. The Parties enter into this Settlement Agreement understanding that facts or other circumstances may exist which are presently unknown or undisclosed, or which are different from or other than those which they believe to be the case, and the Parties voluntarily assume all risks attendant to such unknown, undisclosed, different, or additional facts or other circumstances.

1.25 Number. Whenever applicable, the singular shall include the plural, and the plural shall include the singular.

1.26 Counterparts/Execution. This Settlement Agreement may be executed in one or more counterparts, all of which shall form a single agreement. A Party's signature on this Settlement Agreement by facsimile shall be valid and effective for all purposes as an original signature, provided, however, that the original signature shall be produced upon request.

1.27 Waiver. No term or condition of this Settlement Agreement shall be

deemed to have been waived, nor shall there be an estoppel against the enforcement of any provision of this Settlement Agreement, except by written instruments signed by the Party charged with the waiver or estoppel. No written waiver shall be deemed a continuing waiver unless specifically stated therein, and the written waiver shall operate only as to the specific term or condition waived, and not for the future or as to any other act than that specifically waived.

1.28 Headings. The headings of paragraphs herein are intended solely for the convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Settlement Agreement.

1.29 Subsequent Agreements. The Parties agree that, upon the reasonable request of the other Party, they shall execute, acknowledge, and deliver any additional instruments or documents that may reasonably be required to carry out the intentions of this Settlement Agreement, including such instruments as may be required by the laws of any jurisdiction, now in effect or hereinafter enacted, that may affect the rights of the Parties as between themselves or others with respect to their rights and obligations created by this Settlement Agreement.

1.30 Enforcement. If any enforcement of this Settlement Agreement is necessary or if any dispute arises after the entry of the Judgment against imortgage.com, the Parties to this Settlement Agreement agree that the United States District Court, Central District of California, Western Division, shall retain jurisdiction to enforce this Settlement Agreement pursuant to California Code of Civil Procedure §664.6 until performance in full of the terms of this Settlement Agreement.

1.31 The Parties specifically agree that: (1) this Settlement Agreement is only admissible as evidence and subject to disclosure in enforcement proceedings of any obligations arising under this Settlement Agreement and/or to enforce the releases given, (2) imortgage.com shall not oppose a motion under Code of Civil Procedure §664.6 to enter judgment pursuant to the terms of this Settlement Agreement on the ground that this Settlement Agreement is confidential or otherwise privileged, and (3) imortgage.com specifically waives the confidentiality privilege that may apply to this Settlement Agreement for purposes of its enforcement in a court of law.

1.32 The FDIC warrants and represents that it has retained, owns and/or has the rights to settle and release all repurchase and indemnification claims relating to the LOANS.

1.33 Entire Agreement. The Parties hereto further agree and promise that this Settlement Agreement sets forth the entire agreement between and among the Parties with respect to the repurchase and/or indemnification obligations in connection with the LOANS, and fully supersedes any and all prior negotiations, agreements or

understandings made between or among the Parties. This Settlement Agreement shall not be modified except in a writing signed by the Parties or their authorized representatives.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Settlement Agreement as of the date set forth in the opening paragraph of this Settlement Agreement.

For: Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB

For: imortgage.com, Inc.

(b)(6)

By:

[Redacted Signature Box]

By: _____

Name:

Richard S. Gill

Name: _____

Title:

Counsel

Title: _____

Date:

8-31-2010

Date: _____

EXHIBIT "A"

(b)(6)

| IndyMac Loan Number | Borrower Last Name | Address | City | State | Zip |
|---------------------|--------------------|---------|------------------|-------|-------|
| | | | BEAUMONT | CA | 92223 |
| | | | MODESTO | CA | 95356 |
| | | | RANCHO CUCAMONGA | CA | 91739 |
| | | | CHINO | CA | 91710 |
| | | | CHINO | CA | 91710 |
| | | | CHINO | CA | 91710 |
| | | | LAS VEGAS | NV | 89178 |
| | | | RIPON | CA | 95366 |
| | | | BUCKEYE | AZ | 85396 |
| | | | LAS VEGAS | NV | 89178 |
| | | | LAS VEGAS | NV | 89178 |
| | | | BRENTWOOD | CA | 94513 |
| | | | TEMECULA | CA | 92591 |
| | | | RANCHO CUCAMONGA | CA | 91739 |
| | | | RANCHO CUCAMONGA | CA | 91739 |
| | | | TEMECULA | CA | 92591 |
| | | | ELK GROVE | CA | 95624 |
| | | | BUCKEYE | AZ | 85326 |
| | | | BUCKEYE | AZ | 85326 |
| | | | BUCKEYE | AZ | 85326 |
| | | | ELK GROVE | CA | 95624 |
| | | | ELK GROVE | CA | 95624 |
| | | | TEMECULA | CA | 92591 |
| | | | MESA | AZ | 85212 |
| | | | WEST SACRAMENTO | CA | 95691 |
| | | | QUEEN CREEK | AZ | 85242 |
| | | | CERES | CA | 95307 |
| | | | LATHROP | CA | 95330 |
| | | | SAN JACINTO | CA | 92583 |
| | | | SAN JACINTO | CA | 92583 |
| | | | LATHROP | CA | 95330 |
| | | | LATHROP | CA | 95330 |
| | | | SAN JACINTO | CA | 92583 |