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INDEMNIFICATION AND GENERAL RELEASE

LENDER(S): «f38»
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FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the understanding (collectively, "Indemnitor") each hereby agrees to defend, indemnify, release and hold harmless the Lender referenced above ("Lender") and Lender's successors and assigns, and any parent, subsidiary or affiliate of Lender and Lender's successors and assigns, and all shareholders, employees, officers and directors of Lender and Lender's successors and assigns or any parent, subsidiary or affiliate of Lender and Lender's successors and assigns (each individually an "Indemnitee") from and against any and all claims (past, present, and future, whether known, unknown or unsuspected), demands, suits, actions, damages, judgments, costs, charges and expenses (including, without limitations, court costs and attorneys' fees) of any nature whatsoever that any such Indemnitee may suffer, sustain or incur resulting from, arising out of or in any way connected with any action taken by, or inaction on the part of, any Indemnitee in connection with the obligation, funding or purchase of any mortgage loan by Lender or Lender's successors and assigns, or any failure on the part of Lender or Lender's successors and assigns to originate, fund or purchase any mortgage loan; the repayment of which is secured or to be secured by residential real property (the "Property") in which Indemnitor possesses an ownership interest and as to which any nonjudicial or judicial foreclosure action or proceeding has been taken or commenced. Indemnitor, and each of them, expressly waives any benefits which may be afforded by state or federal law with respect to the release of unknown or unsuspected claims. If the Property is located in the State of California, then Indemnitor, and each of them, expressly waives the benefits afforded by California Civil Code Section 1542, which provision states: "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

INDEMNITOR(S)

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/Date

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