

Mortgage Data Validation Services

Service Overview –Version 2.0



| | | |
|--|---|---|
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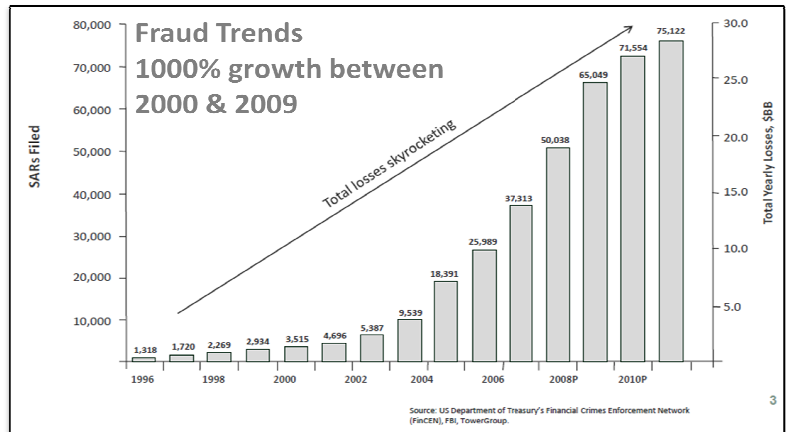
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Mortgage Data Validation Services

Mortgage fraud has grown by 1000% since 2000 with industry losses of \$25 billion last year. Regulators and secondary market partners are now requiring originators to use independent means to validate more of the borrower and property data to help combat this trend.

Our independent validation service features:

- Objective verification of loan data
- Reduced time and effort for the lender
- Reduced risk of loan repurchase
- Instantaneous validation of:
 - Borrower(s) ID info
 - Lien info
 - Employment info
 - Property info



The validation service streamlines the verification process by instantly searching billions of public records across dozens of leading fraud databases. The service returns concise easy to read validation reports, most in real-time, which provide the lender with a consistent document for underwriters to identify high-risk discrepancies and to comply with investor requirements. The validation reports can be ordered individually as you need them from Point of Sale to Closing.

| Reports | | Mortgage Data Validation Services | | Input |
|---------|--|---|--|---|
| | ID Investigation Report | Verify: <ul style="list-style-type: none"> ✓ SSN, SSA Death Master File ✓ First, last name ✓ Address ✓ Phone ✓ DOB ✓ OFAC, watch lists | Real-time report: <ul style="list-style-type: none"> ✓ Borrower ID information checked against billions of records ✓ Actionable risk score ✓ Discrepancy details ✓ Low false positives ✓ Returns standardized address | Borrower or co-borrower first, last name; address, phone, SSN, DOB |
| | MERS SSN Lien Report | Verify: <ul style="list-style-type: none"> ✓ MERS liens by SSN ✓ Property address ✓ Date of registration ✓ Note date & amount ✓ Borrower & co-borrower | Real-time report: <ul style="list-style-type: none"> ✓ Detailed report of MERS registered liens by SSN ✓ Search of 60 million loan records ✓ MERS lien data is updated within 10 days of its closing | Borrower or co-borrower SSN |
| | Subject Property Report | Verify: <ul style="list-style-type: none"> ✓ Valid address ✓ Dwelling characteristics ✓ Current owners, liens ✓ Assessment, comparables | Real-time report: <ul style="list-style-type: none"> ✓ Verify subject property address ✓ Dwelling & owner information ✓ Standardized address | Subject property address |
| | Employer ID Verification Report | Verify: <ul style="list-style-type: none"> ✓ Company exists ✓ Address & Phone ✓ Year established ✓ Number employees ✓ Sales volume | Real-time report: <ul style="list-style-type: none"> ✓ Verification of company info ✓ Reverse lookup of input phone # ✓ Details on company ✓ Key company contact | Company name, address, phone |
| | VOE Report | Verify: <ul style="list-style-type: none"> ✓ Phone number ✓ Date of employment ✓ Title, status ✓ Confirm salary | 1-2 business days: <ul style="list-style-type: none"> ✓ Reverse lookup of input phone # ✓ Fax authorization to employer ✓ Telephone interview of employer ✓ VOE report | Borrower name, salary, company name, address, phone; borrower authorization |

Mortgage Fraud Occurances by Type



The validation services enable lenders to reduce the key types of fraud. The service search literally billions of records from leading national databases to instantly retrieve information on key loan data. The concise, easy to read search results enable the lender to instantly validate the loan data as per the new investor requirements, or quickly identify high risk discrepancies.

Our validation reports cover the key requirements of today’s mortgage investors. The lender can easily order the report as they need them to validate information in the loan file. Most reports are returned in real-time.

The lender’s loan reference number is added to each report along with the date and time stamp for easy tracking. All reports are returned in a PDF file format and can be saved, printed or added to the electronic loan file.

The attached table highlights the key data elements available in each report and for reference purposes compares these to the requirements for a typical correspondent lender.

| Mortgage Data Validation Services | Investor Requirement | Validation Report |
|---|----------------------|-------------------|
| ID Investigation Report | | |
| SSN | | |
| Deceased | ✓ | ✓ |
| Never issued | ✓ | ✓ |
| Invalid | ✓ | ✓ |
| SSN not associated with name | ✓ | ✓ |
| SSN issue date inconsistent with DOB | ✓ | ✓ |
| Additional names assoc with SSN | ✓ | ✓ |
| Address -current | ✓ | ✓ |
| Phone -current | ✓ | ✓ |
| DOB | | ✓ |
| Name/address/phone associated with last name | | ✓ |
| OFAC, watch list check | | ✓ |
| ID Validation score | | ✓ |
| High risk factors | | ✓ |
| Standardized address, and dwelling type | | ✓ |
| Household income estimate (optional) | | ✓ |
| Employer ID Report | | |
| Verify borrower current employer address, phone | ✓ | ✓ |
| Reverse lookup of input telephone number | | ✓ |
| Number of employees and estimated sales | | ✓ |
| Key contact | | ✓ |
| MERS Lien Report | | |
| MERS lien report (60% of mortgages) | ✓ | ✓ |
| Subject Property Report | | |
| Subject property address verification | ✓ | ✓ |
| Dwelling characteristics | | ✓ |
| Owner information, recent sale date, price, liens | | ✓ |
| Comparables | | ✓ |
| Verification of Employment | | |
| Reverse lookup of input telephone number | ✓ | ✓ |
| Employment status verified with employer | ✓ | ✓ |
| Confirm salary with employer (when permitted) | ✓ | ✓ |

PitchPoint Powered

CitiMortgage



PitchPoint Promptu reports have been approved by CitiMortgage for use by their correspondent lenders.

ID Investigation Report

VERIFY BORROWERS' ID INFORMATION

Approximately 60% of mortgage fraud includes ID discrepancies. The ID Investigation Report enables our lenders to validate, in real-time, the borrower ID information and identify discrepancies and high-risk IDs. Lenders have found 30-40% of credit reports can contain an ID alert or warning from the bureaus, and that our ID investigation report can enable them to instantly deal with up to 90% of those issues.

ID elements verified:

- First, last name
- SSN
- Social Security Death Master List
- Address
- Phone
- DOB
- OFAC

ID report returns:

- Validation risk score
- Detailed results of verifications
- Potential risk factors
- Watch-list, OFAC results
- Standardized USPS address
- Frequency this address has been searched
- SSA Death Master File check
- Household income estimate

| ID Investigation Report | | SAMPLE | |
|------------------------------|------------------------------------|--|------------------------------------|
| Reference # | 12345678 | | |
| Process Date | 2010-01-28 | | |
| Input Data | | | |
| Name | Melvin Frost | | |
| Street | 2824 Pumpkin Avenue | | |
| City | Minneapolis | | |
| State | MN | | |
| Zip | 55408 | | |
| SSN | 123-33-4444 | | |
| Date of Birth | 1976-12-12 | | |
| Phone | 612-888-3322 | | |
| Score | | | |
| Validation Score | 99 | Range= 1-99; 1= no discrepancies; 95-99= significant discrepancies | |
| Key drivers of score | Multiple names associated with SSN | | |
| Results | | | |
| | Input | Result | Message |
| First Name | Melvin | Pass | |
| Last Name | Frost | Pass | |
| SSN | 123-33-4444 | Failed | Multiple names associated with SSN |
| Date of Birth | 1976-12-12 | Pass | |
| Address | 517 Freeport Parkway | Pass | |
| Phone | 612-888-3322 | Pass | |
| Zip | 55408 | Pass | Match to zip + 4 file |
| Checks | | | |
| | | Result | |
| Not on OFAC list | | Pass | |
| Not on suspect address list | | Pass | |
| Not on SSA Death Master File | | Pass | |
| Valid USPS address | | Pass | |
| Dwelling type | | Single Unit | |
| Residential/ business | | Residential | |
| Land use | | | |
| Standardized Address | | | |
| Street | 2824 Pumpkin Ave S #2 | | |
| City | Minneapolis | | |
| State | MN | | |
| Zip | 55408-2724 | | |
| Velocity information | | | |
| | Address | | Phone |
| # of time seen | 0 | | 1 |
| # of unique last names | 0 | | 0 |
| # of unique organizations | 0 | | 0 |
| # unique addresses | 0 | | 0 |
| Date seen | | | 2009-08-07 |
| --END OF REPORT-- | | | |

The input data is quickly searched against billions of public records, alerting lenders to potential data miss-key and high risk discrepancies, and provides an actionable risk score. The report shows which input data element could be verified and when possible indicates alternative data which is consistent with the other data elements submitted.

Validation risk score

The report includes a "Customer Validation Index" score. This score, from 0 to 99, is an indicator of the validity and consistency of the input data versus public data. A score of 0-70 represents a high degree of validation and a score of 95-99 indicate that key elements are contradicted in the public record search results.

DETAILED RESULTS OF INVESTIGATION

The system quickly searches billions of public records, alerting you to potential data miss-keys, which are often mistaken for fraudulent data. The report shows which input data element could be verified and provides an explanation of the discrepancy and when possible indicates alternative data which is consistent with the other data elements. The warning messages can include:

- Address
 - Address is a Business Address
 - Address Unit Number Missing
 - Check-cashing store address
 - Known fraud address
 - Address is Suspect
 - High Crime Area
 - Invalid Zip Code
 - Neighborhood risk factors
- Phone
 - Phone Number could not be verified
 - Phone listed to Prison
 - Phone listed to a Temporary address
 - Phone listed to a Mail Delivery Location
 - Phone is Cellular or Mobile
 - Phone listed to Business
 - Phone and Zip code mismatch
 - Phone reported only with different First name(s)
 - Phone reported only with different Last name(s)
 - Phone reported only with different Address(es)
 - Phone reported only with different name(s) or Address(es)
 - Potentially unlisted & unverified Phone
 - Phone is listed to an answering service
 - Phone is listed to check cashing store
 - Invalid Phone
- Name
 - Name not reported at Address
 - No Name or Address reported with Phone
- Date of Birth
 - Date Of Birth could not be verified
- SSN
 - Social Issued Before DOB
 - Social Issued in Last Three Years
 - Social Issued After Age 18
 - Potential Social Miskey
 - Social Reported Only with Different First Name(s)
 - Social Reported Only with Different Last Name(s)
 - Social Reported with Last Name and Other Last Name(s)
 - Social Reported Only with Different Address(es)
 - No Name or Address Reported with Social
 - Social Invalid
- SSA Death Master List
 - Social belongs to a deceased individual
 - Deceased Identity Found with Full Name Match
 - Deceased Identity Found with Last Name Match
 - Deceased Identity Found with No Name Match
- OFAC Alert
- OFAC Country Embargo
- Velocity: Address or Phone seen multiple times in recent succession

CHECK OF KEY INDICATORS

The report contains the results of a comparison of the input data versus the SSA Death Master file and a database of suspicious addresses and watch lists and the OFAC list. The input address is check with the US Postal Service to confirm it is a valid address for mail delivery. Data is also returned on the category of dwelling and whether it is a residential or business address.

HOUSEHOLD INCOME ESTIMATE (optional)

The Household Income Estimate is an optional data attribute which can be returned to provide an estimate of the combined incomes for the residents at the input address. The estimate is based on a number of sources some containing self-reported income and asset data and other with neighborhood economic attributes. When household level information is not available the estimate returned is for a "zip plus 4" grouping (approximately 5-10 households).

STANDARIZED ADDRESS

The report contains the standardized address as per the US Postal Service.

VELOCITY INFORMATION

The system captures input addresses and phone numbers submitted by users in real-time. When a matching record is subsequently sent again on input in another request, the velocity block in the response returns information describing the number of observations seen for that record over a defined period of time. In addition to the number of times seen, the velocity block contains information about how many unique attributes such as names, addresses, and institutions have also been associated with the matched record.

MERS SSN Lien Report

VERIFY A BORROWER'S DECLARATION OF PROPERTY

One way a lender can verify a borrower's property information on a mortgage application is to use the MERS Lien Report to determine if an applicant has obtained other mortgages secured by the same property, or is a borrower on an undisclosed number of mortgage loans. The MERS Lien Report provides a real-time method to verify lien information

| MERS® System SSN Lien Report | | | | | | SAMPLE |
|------------------------------|--|------------------------------------|------------------|-------------|------------|--------|
| Reference # | | 12345678 | | | | |
| Process Date | | 2010-01-28 | | | | |
| Input Data | | | | | | |
| SSN | | 565-12-3334 | | | | |
| Results | | | | | | |
| # of MERS Lien hits | | 3 | | | | |
| Reg Date | MIN / MIN Status | Address | Primary Borrower | Note Amount | Note Date | |
| 12/27/2005 | 1000113-9876543210-2 Registered -Active | 42 Jeremy Ct, Sterling, VA 20165 | Mouse, Lynn | \$42,000 | 12/27/2005 | |
| 12/29/2005 | 1000199-2233445566-9 Registered -Active | 42 Jeremy Ct, Sterling, VA 20165 | Mouse, Lynn | \$336,000 | 12/20/2005 | |
| 6/22/2004 | 1000277-5605605605-8 Paid in full | 25 Pudding Way, Sterling, VA 20165 | Mouse, Lynn | \$123,200 | 6/14/2004 | |
| MERS Detailed Report: <MIN1> | | | | | | |
| House Number | 42 | | | | | |
| Street Name | Jeremy Cr | | | | | |
| Street Direction Prefix | | | | | | |
| Street Suffix | | | | | | |
| Apartment or Unit | | | | | | |
| City | Sterling | | | | | |
| State | VA | | | | | |
| Postal Code | 20165 | | | | | |
| MOM Indicator | Active (Registered) | | | | | |
| Registration Date | 12/27/2005 | | | | | |
| County FIPS Codes | | | | | | |
| Borrower First Name | Lynn | | | | | |
| Borrower Last Name | Mouse | | | | | |
| Note Amount | \$42,000 | | | | | |
| Note Date | 12/27/2005 | | | | | |
| Servicer | ABC Loan Servicing | | | | | |
| Servicer Org ID | 1000111 | | | | | |
| Sub Servicer | N/A | | | | | |
| Subservicer Org ID | N/A | | | | | |
| Pool Number | | | | | | |
| Foreclosure Status | | | | | | |
| MIN Archived Indicator | Active (Registered) | | | | | |
| County FIPS Codes | | | | | | |
| Member Affiliated with MIN 1 | | | | | | |
| iRegistration Indicator | | | | | | |
| Non Person Entity Name | | | | | | |
| MERS Detailed Report: <MIN2> | | | | | | |
| House Number | 42 | | | | | |
| Street Name | Jeremy Cr | | | | | |
| Street Direction Prefix | | | | | | |

disclosed by the borrower. The MERS® System contains information on approximately 60 million property liens, in both first and second positions, but only for liens where the originator has elected to register them in the MERS System.

PRE-FUNDING & PRE-CLOSING CHECK

A MERS SSN Lien Report provide lenders with a powerful pre-funding and pre-closing information in real-time by returning the detailed search results for all MERS-registered loans for a particular borrower or property with the loan registration date. The MERS Lien Report enables lenders to comply with their secondary market requirements to check the MERS system. The lender is alerted to new loans registered on MERS between the application date and the closing date.

LIEN INFORMATION

The MERS database is searched using the borrower's SSN. The search results are displayed in two parts. A summary report with a list of MERS registered liens against the SSN with the Note date and amount and the MERS registration date.

The second part is a detailed report that contains additional MERS data for each lien including: MIN (MERS mortgage information number), MIN Status (active, inactive, pre-closing), Registration Date (date loan registered on MERS system), Servicer Organization (MERS Org ID and Name), Property Address, Subservicer Organization (MERS Org ID and Name), County, Property Preservation (Org name, address, phone), Note Date and Amount, Security Instrument Information (including recording details), Borrowers Name(s), Assignment Information (including recording details), MOM Indicator (MOM= MERS as original mortgagee; Non-MOM= Assigned to MERS; iRegistration= MERS is not mortgagee or assignee). Note actual data returned is dependent on the MERS system and is subject to change by MERS.

Subject Property Report

The subject property verification report provides key information to validate the address and dwelling type for the subject property. The report draws on public data to return the available information on the subject property, ownership, sale dates and assessment data including:

- Address validation
- Property characteristics
- Valuation/ assessment
- Current owner
- Current liens info
- Previous transfer info
- Sale price
- Five comparable sales
- Legal description

| Subject Property Report | | SAMPLE | | Input Data | | |
|---|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Reference # | 12345678 | Street | 2824 Pumpkin Ave | | | |
| Process Date | 28-Jan-10 | City | Minneapolis | | | |
| | | State | MN | | | |
| | | Zip | 55408 | | | |
| Current Owner | | | | | | |
| Primary Owner | Melvin Frost | Loan One Amount | n/a | Seller Name | Scott Briggs | |
| Secondary Owner | | Loan One Type | | Sale Price | \$ 160,000.00 | |
| Mailing Address | 2824 Pumpkin Avenue South | Lender Name | | Recording Date | 26-Apr-76 | |
| Mailing City | Minneapolis | Loan Two Amount | | Zoning | Residential | |
| Mailing State | MN | Mortgage Document | Deed | Use Code | Single family | |
| Mailing Zip | 55408 | | | Tax Amount | \$ 2,844.00 | |
| Phone | 612.888.3322 | | | | | |
| Prior Transfer | | | | | | |
| Primary Owner | Scott Briggs | Loan One Amount | \$ 72,000 | Seller Name | David Cook III | |
| Secondary Owner | | Loan One Type | Purchase money | Sale Price | \$ 90,000.00 | |
| Mailing Address | 2824 Pumpkin Avenue South | Lender Name | Summit CU | Recording Date | 1-Oct-60 | |
| Mailing City | Minneapolis | Loan Two Amount | | Zoning | Residential | |
| Mailing State | MN | Mortgage Document | | Use Code | Single family | |
| Mailing Zip | 55408 | | | | | |
| Phone | 612.888.1111 | | | | | |
| Legal Brief Description | | | | | | |
| Lot: 82 Subdivision: Indian Hills Sec/Township/Range: Sec 18 QTR 4 TWN 07N RNG 09E | | | | | | |
| Abbreviated Description: Ward Number: 74, Assessment Area: 7, Census Block: 212.00, Indian Hills, | | | | | | |
| Lot 82. City/Muni/Twp: City of Minneapolis | | | | | | |
| Property Characteristics | Subject Property | Neighborhood 1 | Neighborhood 2 | Neighborhood 3 | Neighborhood 4 | Neighborhood 5 |
| Site Address | 2824 Pumpkin Avenue S | 2801 Pumpkin Ave S | 2700 Harbor CT | 5106 Spring Ct | 1107 Spring Ct | 306 N Whitney Way |
| Site City | Minneapolis | Minneapolis | Minneapolis | Minneapolis | Minneapolis | Minneapolis |
| Site State | MN | MN | MN | MN | MN | MN |
| Site Zip | 55408 | 55406 | 55396 | 55366 | 55366 | 55556 |
| Recording Date | 20-Jan-10 | 20-Jan-10 | 16-Dec-09 | 11-Nov-09 | 29-Oct-09 | 2-Oct-09 |
| Buyer One First Name | Bonneau, Laura | Bonneau, Laura | Ozel, Bora | Twesme, James | Walsh, Patrick | Schaefer, Stacey |
| Proximity (miles) | n/a | 0.49 | 0.34 | 0.32 | 0.24 | 0.41 |
| Sale Price | | \$ 190,000 | \$ 410,000 | \$ 322,000 | 167000 | \$ 199,900 |
| Assessment Value | \$ 300,000 | \$ 225,000 | \$ 450,000 | \$ 350,000 | 190000 | \$ 220,000 |
| Price/ sq ft | \$ 180 | \$ 126 | \$ 205 | \$ 155 | 189 | \$ 131 |
| Year Built | 1955 | 1970 | 1969 | 1966 | 1959 | 1975 |
| Building Area sgft | 1,668 | 1,500 | 2,000 | 1,600 | 885 | 1,532 |
| Lot Size sgft | 10,990 | 10,000 | 12,000 | 11,000 | 7,887 | 14,100 |
| Total Rooms | 8 | 8 | 12 | 8 | 7 | 9 |
| Bedrooms | 4 | 3 | 4 | 3 | 2 | 3 |
| Baths | 1 | 2 | 2 | 2 | 1 | 2 |
| Pool | | | | | | |
| Fireplace | 1 | | | | | |
| Garage Type | Carport | | | | | |

Employer ID Validation Report

The employer ID validation report provides information to validate the company exists, and that the address and phone number provided correspond to that company. The report also includes key data on the company including:

- Company successfully validated
- Address validated
- Year established,
- Number of employees, and sales volume,
- Key contact and their website URL
- Reverse lookup of the input telephone number

Through a reverse lookup the report validates the input phone number and returns the current registered owner of that number. This search uses leading telecom databases to confirm internal extensions, when possible.

| Employer ID Report | | SAMPLE |
|--------------------------------------|------------------------------|--------|
| Reference # | 12345678 | |
| Process Date | 2010-01-28 | |
| Input Data | | |
| Company name | London Grill | |
| Street | 100 Central Avenue | |
| City | Minneapolis | |
| State | MN | |
| Zip | 55400 | |
| Phone | 612-321-3000 | |
| Results: Company Search | | |
| Company name | London Grill Restaurant Inc. | |
| Street | 100 Central Avenue South | |
| City | Minneapolis | |
| State | MN | |
| Zip | 55400 | |
| Phone | Exact Match | |
| Year established | 1996 | |
| Year of first appearance | 1996 | |
| Estimated sales volume | \$7MM | |
| Number of employees | 50 | |
| Key executive | Jim Brown President | |
| Primary URL | londongrillrestaurant.com | |
| Results: Reverse Phone Lookup | | |
| Location | U.S. Type Address | |
| Type | Business | |
| Input Phone # listed to | London Grill Restaurant Inc. | |
| Address | 100 Central Ave | |
| City | Minneapolis | |
| State | MN | |
| --END OF REPORT-- | | |

Verification of Employment Service

Both Fannie Mae and Freddie Mac now require verification of employment within 10 days prior to the note date on 100% of loans. (Fannie Mae Announcement 09-19, Freddie Mac Bulletin # 2009-18)

Our call center will conduct a verbal Verification of Employment process and return a VOE Report to the client. Our team will validate the phone number and then call the employers to validate the employment information and return a VVOE Report. The VOE service will also call a CPA to validate information for a self employed individual. For a salaried borrower we will attempt to verify:

- Reverse look up of telephone number
- Verify employment date
- Verify employment status
- Verify job title
- Confirm the salary is as stated by borrower

| Verification of Employment | | SAMPLE | |
|--|--|-----------------------------------|---|
| VOE Type | Verbal Verification of Employment | | |
| Input Information | | | |
| Loan reference # | 12345678 | Employer Name | London Grill |
| Borrower Name | Melvin Frost | Address | 100 Central Avenue |
| Borrower SSN | 123-33-4444 | City/ State/Zip | Minneapolis, MN 55400 |
| Borrower Salary | \$64,000 | Phone | 612-321-3000 |
| Results | | | |
| Employer contact: | Jim Brown | | |
| Employer contact title | President | | |
| Phone number used: | 612-321-3000 | | |
| Reverse Lookup Listing for phone # | London Grill Restaurant Inc. | | |
| Third party source used to confirm/ obtain phone number | Data Validation Services | | |
| Date of employment | January 20, 1994 | | |
| Borrower title | Chef | | |
| Confirmation of current employment | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| Confirmation of employment status | <input checked="" type="checkbox"/> ACTIVE | <input type="checkbox"/> ON LEAVE | <input type="checkbox"/> FULL TIME <input type="checkbox"/> PART TIME |
| Confirmation of reported salary | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> WILL NOT CONFIRM |
| Additional Information | | | |
| Verified by: Data Validation Services, agent # E010 | | | |
| Date Verified 2010-01-28 | | | |

The Data Validation team will make up to 3 attempts to contact the employer by telephone and will leave messages. We fax the borrower authorization to the employer when required.

We are typically able to complete 60% of VOE projects within 1 business day, and complete 90% within 2 business days.

Our standard VOE Report is based on the Freddie Mac Form 90 with the addition of a confirmation of salary option. We can tailor the report to meet specific client requirements.

SSA Form 89 Verification Report

The SSA Form 89 Verification Report submits the borrower's name, SSN and DOB to the SSA, who returns the results of a comparison to their SSN Master file. The service request is accompanied with a borrower signed Form SSA-89 Authorization of Verification. The Social Security Administration will provide one of three possible responses:

- MATCH** [The information submitted for verification matches Social Security Administration's records]
- NO MATCH** [The information submitted for verification does not match Social Security Administration's records]
- DECEASED** [The name and SSN combination submitted for verification matches Social Security Administration's SSA's records but our records indicate that the Number Holder is deceased.]

| SSA Form 89 Verification Report | | <i>SAMPLE</i> |
|---|---|---------------|
| Reference # | 12345678 | |
| Process Date | 2010-01-28 | |
| Input Data | | |
| First Name | Melvin | |
| Middle Name | | |
| Last Name | Frost | |
| Suffix | | |
| SSN | 123-33-4444 | |
| Date of Birth | 1976-12-12 | |
| Gender | Male | |
| Form SSA-89 file name | ssaform 89-frost.pdf | |
| Results | | |
| SSA Master File Verification Result: | MATCH | |
| SSA Notices: | The SSN & Name submitted for verification match Social Security Administration's records. SSN & Name were not found on the SSA Death Master File. | |
| -END OF REPORT- | | |

The SSA Form 89 Verification Report service uses the SSA CBSV (Consent Based SSN Verification) service. The report presents the response provided by the SSA who checks the SSN and Name combination against both their SSN Master File and the SSA Death Master List. This report is in compliance with the Fannie Mae LQI requirements.

Summary of Results

| Employment | | |
|-------------------------------------|-----------------------|--------------------|
| Property | | |
| Liens | | |
| Identity & Red Flag | | |
| Summary of Results | | SAMPLE |
| Reference # | 12345678 | |
| Process Date | 2010-01-28 | |
| ID Investigation Summary | Borrower | Co-borrower |
| Input Borrower/ Co-borrower | Melvin Frost | |
| SSN | Pass | |
| SSN associated with name | Pass | |
| Not on SSA Death Master File | Pass | |
| SSN issued after DOB | Pass | |
| SSN not associated with other names | Discrepancy | |
| Address | Pass | |
| Phone | Pass | |
| MERS SSN Lien Summary | Borrower | Co-borrower |
| Input Borrower/ Co-borrower | Melvin Frost | |
| # of MERS liens found | 3 | |
| Subject Property Summary | | |
| Input Address | 2824 Pumpkin Avenue | |
| Input City, St, Zip | Minneapolis, MN 55408 | |
| Address (USPS match) | Pass | |
| Use Code | Single family | |
| Assessment Value | \$300,000 | |
| Current owner | Melvin Frost | |
| Recording Date | 26-Apr-76 | |
| Employer ID Summary | Borrower | Co-borrower |
| Input Borrower/ Co-borrower | Melvin Frost | |
| Input employer name | London Grill | |
| Input employer phone # | 612-321-3000 | |
| Company listing confirmed | Pass | |
| Reverse phone lookup- # listed to | London Grill | |
| -END OF SUMMARY- | | |

The system can return a loan level summary of results which highlights key findings and warnings from the detailed validation report.

The summary of findings helps the lender focus in on key discrepancies for both the borrower and co-borrower.

Each detailed report provides a comprehensive view of the public record data found along with a comparison to the input data.

The validation reports provide the lender with instant validation of key loan data helping ensure compliance with new secondary market requirements and reduced risk of loan repurchase. The comprehensive and consistent look of the report ensures an objective review of the public data and significantly streamlines the validation process and review time.

Red Flag with ID Investigation

The FACT Act Red Flag Rule requires deposit taking institutions to detect and mitigate the risk of ID theft. In particular it requires the credit granting institution that pulls a credit report to also check for discrepancies and warnings from the credit bureau and to investigate those discrepancies.

The Red Flag with ID Investigation Report provides both a detailed display of the credit bureau red flags in one column and then shows the results of the most current data available from leading fraud databases in a second column. This enables our clients to identify credit bureau warnings and compare them to current information to instantly resolve false positives.

Part 1 Bureau Red Flag Check: The first part of the report displays all bureau red flags from all sections of the credit report, not just the bureau header data. The service checks for more than 240 potential Red Flags including:

- ❖ Discrepancies between input ID data & bureau data
- ❖ Consumer narrative alert
- ❖ Active military duty
- ❖ Bureau warnings, credit freeze
- ❖ Fraud alert
- ❖ SSN alerts, issue date, multiple names, never issued
- ❖ Suspicious addresses (prisons, commercial, camp-ground, etc)
- ❖ Suspicious phone numbers (public/ pay, commercial)
- ❖ OFAC & watch list alerts
- ❖ Deceased alerts
- ❖ No hit alert
- ❖ Missing data alert
- ❖ Miscellaneous bureau alert

Part 2 ID Investigation: The system then performs a comprehensive search of billions of records from leading fraud databases to identify the most current information available on the borrower.

The combined report displays both the credit bureau red flags and the most current ID investigation results side by side. The comparison of the bureau data versus the current data enables the lender to quickly identify mis-keyed data or out-of-date bureau data (i.e. false positives) or true ID discrepancies. This powerful report permits the lender to streamline their ID validation process.

| Red Flag with ID Investigation Report | | | | SAMPLE |
|---------------------------------------|--|-----------------------|---|--------|
| Reference # | | 12345678 | | |
| Credit Order # | | 55667789 | | |
| Process Date | | 2010-03-04 | | |
| Summary Results | Input | Credit Report Results | ID Investigation Results | |
| Name | John Doe | No alert | No alert | |
| SSN | 123-33-4443 | Alert | Alert | |
| Address | 517 Freeport Parkway Irving, TX 75063 | No alert | No alert | |
| Phone | 469-499-3344 | No alert | No alert | |
| General alerts | | No alert | No alert | |
| OFAC alert | | No alert | No alert | |
| Risk Score | | N/A | 99 [range is 1-99; 1= no discrepancies; 95-99 significant discrepancies] | |
| Detailed Results | Credit Report Results | | ID Investigation Results | |
| Name Alert | No alert | | No alert | |
| SSN Alert | TU Additional SSN for applicant | | Social belongs to a deceased individual Deceased Identity Found with Full Name Match | |
| Deceased Alert | EXP Experian Fraud Shield Check - FRAUD SHIELD RETIRED SOCIAL - | | SSA Death Master List -match Social belongs to a deceased individual Deceased Identity Found with Full Name Match | |
| OFAC Alert | No alert | | No alert | |
| Address Alert | No alert | | No alert | |
| Phone Alert | No alert | | No alert | |
| General Alerts | Consumer narrative alert -no alert Active military duty alert -no alert Miscellaneous alerts -no alert Missing data alert -no alert No hit alert -no alert | | Key drivers of risk score: SSN error | |
| Standardized Address | | | | |
| Street | 517 Freeport Parkway | USPS address | Valid | |
| City | Irving | Residential/ business | Residential | |
| State | TX | Land use | SFR | |
| Zip | 75063-2764 | Dwelling type | Ranch | |
| -END OF REPORT- | | | | |