

FORECLOSURE SERVICES

Tiffany & Bosco, P.A. Financial Services/Default Servicing Department and, its affiliated company, National Default Servicing Corporation have a state of the art, customized tracking system that allows them to manage the timeline for each individual foreclosure file so as to efficiently process the file and insure that our clients get accurate and timely results within each designated state.

Our goal is to minimize delays that may impact the foreclosure process. We achieve this by aggressively troubleshooting issues during the foreclosure process so that the foreclosure sale can occur within the minimum statutorily allowed timeframe.

In addition, we maintain a customer service department that is trained to handle all issues that arise during the process, thereby addressing all of our client's needs while being sensitive to their image and interest.

State specific Foreclosure Timelines have been provided to assist our clients with familiarizing themselves with the Foreclosure Process involved in Arizona, California and Nevada.

Our firm also specializes in the efficient handling (either disbursement, deposit or retrieval) of any and all matters relating to Excess Proceeds after Trustee Sales. We have handled all aspects of the disbursement or deposit of Excess Proceeds after a Trustee Sale, as well as all aspects associated with the retrieval or obtaining funds for our client that were either deposited with the Treasurer or held by a Trustee.

BANKRUPTCY SERVICES

Tiffany & Bosco, P.A. provides a wealth of knowledge and expertise handling the bankruptcy matters for our clients. Through years of experience, they have established relationships with the individual courts and understand the preferences of the individual judges. This allows us to protect our client's interest within the diverse bankruptcy courts.

We provide our client's with innovative and proactive bankruptcy solutions by reviewing the individual cases and determining the appropriate strategy to minimize losses. We aggressively monitor cases to insure that filing deadlines are met and provide timely results to our client's.

Bankruptcy Timelines specific to each of our States, have been provided to assist our clients with familiarizing themselves with the Bankruptcy Process involved in Arizona, California and Nevada.

EVICTION SERVICES

Our firm coordinates all aspects of Residential Forcible Detainer (Eviction) related matters to provide our client's with access to the property within the shortest amount of time statutorily allowed.

We have streamlined the process to benefit our client's by working closely with the courts, process servers and Sheriff Departments. Our goal is to reduce unnecessary delays during the eviction process. State specific Forcible Detainer (Eviction) Timelines have been provided to assist our clients with familiarizing themselves with the Eviction Process involved in Arizona, California and Nevada.

NATIONWIDE DEFAULT OUTSOURCING SERVICES

Tiffany & Bosco, P.A., Financial Services Department's affiliated company, National Default Servicing Corporation offers a unique Nationwide Default Outsourcing Program that provides our client's with specialized Foreclosure, Bankruptcy and Eviction servicing on a nationwide basis which is solely designed to meet the individual needs of our clients.

The main servicing platform is managed from our headquarters in Phoenix, Arizona and coordinated with a minimum of on-site employees. We combine our in-depth knowledge of default servicing with our state of the art technology to provide our clients with the most effective and efficient outsourcing product available in the marketplace.

We work to maximize the service levels by utilizing a network of premier local attorneys chosen by our client's. Each attorney must meet the requirements and expectations set forth in our Local Counsel Agreement. In working closely with the attorneys, we act as the liaison to provide a smooth, seamless process. National Default Servicing Corporation manages the activities requiring more expertise so that our client's staff can focus on other areas of their default servicing.

Our in-house tracking system gives us the ability to generate a set of step templates; each modeled after the foreclosure, bankruptcy or eviction process for that particular state. The system tracks each file through the entire legal process and generates all needed reports.

Our goal is to aggressively monitor the foreclosure, bankruptcy and eviction timelines, which impacts our client's bottom line by reducing delays and trimming costs wherever possible.

LITIGATION SERVICES

The Litigation Area at Tiffany & Bosco, P.A. Financial Services/Default Servicing Department supports the Foreclosure, Bankruptcy and Eviction Departments, as well as handles direct referrals from clients of the firm.

This experienced group is proactive and provides a vigorous defense to complex cases. They often pull on the expertise provided by the other members of the firm to insure that our client's interests are protected.

The group routinely handles matters as diverse as Fraud at origination, TILA & RESPA violations, judicial foreclosure actions, contested evictions, FDCPA issues and probate related issues.

All litigated matters are reviewed with the clients and each step is communicated via status conference calls and monthly reports. A course of action is determined after carefully reviewing the cost and rewards and cases are pursued in the most efficient manner possible with the client's best interest in mind.

TECHNOLOGY

Tiffany & Bosco, P.A. Financial Services & National Default Servicing Corporation have always been cognizant of the impact of technology in the mortgage banking industry and have developed a state-of-the art Proprietary Case Management System that has been customized by over 15 years of continuous enhancements to track, process and store data for all of the services that we provide. This system has extensive quality control measures in place including timeline management and chronology reporting. Daily reporting capabilities cover all aspects of the various default processes including Foreclosure, Mediation, Bankruptcy, Eviction, REO and Litigation to ensure compliance with the state-specific milestones.

We are fully automated with many of our vendors and partners, providing accurate and precise updating which is largely beneficial in today's environment as it greatly supports our dedication to being 100% compliant on every front. We also utilize sites to assist with the processing of the action, including but not limited to Lender Processing Services, Inc., (LPS), PACER, the Chapter 13 Trustee Network, FHLMC Quandis, FHLMC HomeSteps, FNMA Total REO Access, as well as a host of other vendor sites.

In addition to the internal programming that is on-going, we have added significant efficiencies by working with a 3rd party data integration services company to allow us to electronically capture the incoming data from the client's system into our case management system and transfer our internal updates back to the client's system. This additional service allows a seamless flow of

communication with all programs currently used by our clients, including but not limited to LPS Desktop, Vendorscape/CoreLogic, and Lenstar.

Our goal is to minimize delays that may impact any of the default processes that are within the control of our firm and immediately identify any issues that are beyond the control of our firm, such as title claims or mediation cases in Nevada. Cases that fall outside our optimum state timeline are researched to determine if additional compliance steps should be added to the process for possible streamlining and ensure that future cases are positively impacted. The chronologies are then submitted & dissected by our focus group and internal programming requests are submitted, if necessary. This aggressive troubleshooting of milestone events has resulted in our firms being designated as ‘Best In State’ in our overall statutory timeframes for all default processes that our clients routinely monitor which has resulted in substantial monetary savings to our clients.

We continue to invest heavily in our technology with a dedicated full-time IT staff, including programmers, in order to continue the enhancements and provide our clients with accurate and timely information.

COMPLIANCE/QUALITY CONTROL

The Tiffany & Bosco, P.A. Financial Services Department leverages technology to assure that all loan level data from our clients is integrated into our Proprietary Case Management System through automation; this process guarantees accurate data and offers additional efficiencies that are lost in a manual process.

Our internal quality control team is continuously providing feedback to our clients and investors through reporting and can quickly accommodate any custom report request. We maintain quality review processes through a layered review approach as each subsequent team reviews the prior work completed. In addition, we complete internal audits prior to conducting the foreclosure sale to ensure compliance with each and every facet of the statutes.

Regular Quality Control checks on our default servicing processes are performed to assure accuracy and compliance with applicable statutes and client/investor directives. Routinely, the results of our quality review findings are reviewed by senior management and allow us to update our procedures and/or add new programming to our case management system to better manage compliance.