

**Second Lien
Default and Claims
Servicing Guide**

RADIAN

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Second Mortgage Default, Claim and Loan Workout Procedures and Guidelines

Introduction

Radian’s Default Servicing Guidelines for second lien and HELOC products are designed to be flexible for our customers, while ensuring sound servicing practices to ensure quality servicing performance. Adherence to these procedures enables Radian to provide excellent-quality default and claim servicing for you, our customer.

The following information is intended only as a general guide for servicing second lien and HELOC products. Please refer to the appropriate provisions of your Master Policy of Insurance for a definitive explanation of your and Radian’s respective rights and responsibilities. This guide applies to all second lien and HELOC products insured by Radian Insurance Inc. or Amerin Guaranty Inc. These guidelines may be amended from time to time in order to meet the changing needs of the mortgage servicing industry.

Expect a prompt response from Radian’s Default Reporting, Loss Mitigation and Claims to any question or communication. Simply call 800 523.1988 and select the appropriate extension listed below:

| | <i>Extension</i> |
|-------------------|------------------|
| Default Reporting | 1180 |
| Loss Mitigation | 1391 or 1267 |
| Claims | 1203 or 1011 |

I. Reporting Delinquent Mortgages

Timely and accurate reporting of delinquent mortgages is essential for effective default servicing and is also a condition precedent for a claim payment under the Radian Master Policy of Insurance.

A. Reporting Requirements

Notice of Default – The Servicer must give the Company written notice within fifteen (15) days after either the end of each calendar month or such other day of the month agreed to by the Company and the Insured, of:

- Each loan on which the borrower has become two (2) months in default on the loan during the period covered by such notice; or
- Each loan on which any proceedings which affect the loan or the property or the insured's or borrower's interest therein have been started during the period covered by such notice, by either the insured or the holder (owner) of the first mortgage lien on the property.

B. Format of Default Notices

Defaults must be reported in a mutually agreed-upon format that includes the amount of indebtedness and arrears as well as the reason for default and any proposed course of action.

Please contact Radian's default reporting department at 800 523.1988, extension 1180, to arrange for default reporting.

C. Monthly Reporting Requirements

Monthly Reports – Following a Notice of Default on the loan, the servicer must give the Company monthly reports on forms or in a format acceptable to the Company on the status of the loan and on the servicing efforts undertaken to remedy the default. These monthly reports must continue until the borrower is no longer in default, any proceedings terminate, or until the Company has settled a claim with respect to such loan. This status report should include, but is not limited to, the due date, specific reason for default, any contact efforts and the specific results of any borrower contact, the indebtedness on the superior lien, and status of any legal action by the superior lienholder. The collateral value should be determined and reported beginning during the monthly reporting cycle when there are three payments due and unpaid.

II. Delinquent Loan Servicing

Communication with the borrower and superior lienholder is of primary importance in servicing delinquent second lien and HELOC loans. Once contact with the borrower(s) is established, the borrower's specific reason for default needs to be determined, as well as information to determine if the borrower has the desire and ability to maintain the mortgage obligations. Obtaining the status of the first lien and updated property valuation is critical to assessing the likelihood of loss and determining loss mitigation strategies. The superior lien status and contact information should also be obtained or confirmed when communicating with the borrower(s).

A. Contact the Borrower

(1) Exhaust All Efforts

Make every effort to contact the borrower and superior lienholder so that a workout can be attempted and a sound decision can be made regarding preservation of the collateral. Be sure the borrower understands the consequences of failure to pay, including the possibility of foreclosure and any resulting deficiency or liability for the promissory note and charge-off.

- Welcome letters for new loan originations and servicing transfers should be followed up by a personal phone call to establish a relationship with the customer and to educate the customer about their obligation.
- Collection calls for first payment defaults must begin the first day after the missed payment.
- Calls to delinquent borrowers should begin by the fifth day after a missed payment, depending on prior payment patterns, and in all cases by the 16th day after a scheduled payment remains unpaid.
- Collection call frequency must continue approximately every third day on all cases involving no contact or no promise to pay, until a promise to pay is reached or until the case is removed from the calling queue due to justifiable reasons based on a response from the borrower.
- Payment reminder notices or late-charge assessment notices should be sent by the 16th day after a scheduled payment remains unpaid.
- Proactive loss mitigation solicitation should be undertaken for any loan that is deemed *uncollectible* according to the existing terms of the promissory note.
- In the absence of a pending resolution to the default, a property inspection should be ordered for any loan more than 45 days past due.

- For cases involving no contact with the borrower by the 45th day of delinquency, research for additional contact numbers and locations (in addition to the primary residence address and phone number) and/or face-to-face contact must be attempted.
- Loss mitigation options including, but not limited to, forbearance agreements, loan modifications, pre-foreclosure sales (short sales) or deeds-in-lieu of foreclosure must continue throughout all late stages of delinquency including during any foreclosure process.
- The bid/pass equity analysis regarding preservation or abandonment of the collateral must be performed by the 120th day of delinquency.

(2) Obtaining Reason for Default

During the initial contact with the borrower, a detailed description of the reason for default should be requested. The borrower should then be asked when they intend to make the delinquent payments. Always try to determine if the borrower intends to keep or surrender the property.

*If the loan is two (2) or more payments past due **and** the borrower has indicated that they cannot make any further payments, inform the borrower that a “short sale” workout may be viable upon confirmation that financial assistance is needed. Radian’s prior approval is required for all “short sale” workouts.*

(3) Confirm Superior Lien Status and Contact Information

Find out if the superior lien is delinquent or current and get all appropriate superior lien contact information including the borrower’s loan number and lender contact phone number. Try to obtain the borrower’s written authorization for the first lienholder to release information to you. Be sure to indicate the first lien status and reason(s) for the borrower’s default on Radian’s NOD form and monthly updates. Attempts should be made to determine the senior lien status by the 75th day of delinquency.

B. Credit Reporting

Reporting delinquent payment histories to the appropriate credit bureaus will give the borrower incentive to make timely payments. The policy of reporting delinquent payments to the credit bureaus should be clearly communicated in your correspondence and discussions with the borrower.

Once the loan is 75 days past due, Radian **requires** that the entire loan history be reported to the three major credit repositories.

C. HELOC Advances

For Home Equity Lines of Credit (HELOCs), the Insured may not increase the principal balance of a Loan if: a) the Loan is more than thirty (30) days delinquent; b) the Loan has been thirty (30) days delinquent two or more times in the past twelve (12) months; c) the Loan has been sixty (60) days delinquent one time in the past twelve (12) months; or (d) the borrower has filed for bankruptcy.

D. Foreclosure Proceedings

If the first lienholder (or any superior lien) has initiated foreclosure, a timely decision must be made regarding the preservation or abandonment of the collateral. Likewise, if the borrower is in default on the second lien loan, but the first lien is current, a decision must be made whether or not to initiate foreclosure on the second lien. The foreclosure sale Bid/Pass strategy and a decision regarding expenditures to preserve the collateral must be determined by the 120th day of delinquency.

Although all decisions regarding the foreclosure bid/pass decision for preservation or abandonment of collateral require Radian's prior written approval, the following guidelines *generally* apply:

- If the current LTV of the superior lien(s) is less than 75%, there is usually sufficient equity for recovery of at least a portion of the second lien indebtedness. Therefore, recovery rights against the collateral should usually be preserved. However, Radian must be consulted prior to any expenditure for preservation of the collateral or if circumstances warrant abandonment of the collateral.
- When the current LTV of the superior lien(s) is between 75% and 85%, the potential for recovery of equity from the collateral is very marginal. Therefore, the loan servicer must always consult Radian for decisions to bid/pass or recover versus abandon the collateral.
- When the LTV of the superior lien(s) is greater than 85%, the probability of recovery from equity in the collateral is not likely to justify any expenditures to preserve the recovery rights against the collateral. Therefore, costs should not be expended to preserve the collateral without Radian's prior written approval. However, Radian must always be notified prior to abandonment of collateral when the subject lien may be extinguished by a senior lien's foreclosure.

Radian must always be consulted prior to any expenditure to preserve rights against the collateral and prior to any decision to abandon the collateral to foreclosure by a senior lien.

(1) When to Begin Foreclosure

Generally, foreclosure of the insured subject loan should only be pursued where there is sufficient equity above the superior lien available for recovery. Radian’s prior written approval must be obtained before initiating foreclosure of a second lien. The superior lien LTV levels outlined in Section II. D. above provide a general guideline for when foreclosure **may** be warranted.

(2) Diligent Pursuit of Foreclosure

Once foreclosure begins, its completion must be pursued diligently. If the borrower contests the foreclosure or files suit, Radian must be notified immediately. When foreclosure is initiated to recover from the collateral, Radian expects foreclosure to be completed according to the time parameters for each state, which are published in FNMA’s Servicing Guide. While expedient foreclosure processing is important, foreclosure alternatives should still be considered throughout the entire process. If appropriate, Radian will authorize a postponement or even a cancellation of a foreclosure sale in order to mitigate losses.

(3) Foreclosure Documents

Radian may request copies of all documents with regard to foreclosure. This includes the pre-foreclosure title search, foreclosure complaints and other notices and decrees.

(4) Foreclosure Bid Price

Radian must be notified immediately of any foreclosure sale scheduled by a senior lienholder.

If Radian has elected not to preserve or recover from the collateral, no bid should be entered at a superior lienholder’s foreclosure sale.

If Radian has instructed the loan servicer to preserve collateral recovery rights, whether through bidding at a superior lienholder’s foreclosure sale or by holding a foreclosure sale on the subject second mortgage, the servicer must contact Radian at least five business days prior to the foreclosure sale, providing the superior lien total indebtedness and a recent (within six months) Broker’s Price Opinion, so that a bid can be determined.

E. Bankruptcies

Some distressed borrowers seek protection under various chapters of the Federal Bankruptcy Act when faced with foreclosure. Radian requires that appropriate action be taken to file proof of claims and where sufficient equity exists to seek relief from stay to preserve and recover from the collateral.

In spite of bankruptcy filing, Radian has several special programs to avoid a foreclosure. Please refer to Bankruptcy and Workouts in Section III. C. for techniques on mitigating losses for bankruptcy situations.

III. Loss Mitigation

A. Loss Mitigation Programs

Radian's Loss Mitigation Department recognizes the importance of timely responses to workout opportunities. Therefore, we have created a very simple Second Mortgage Workout Recommendation Form (see Appendix Exhibit Form A). While this recommendation form is not required for the submission of workout information, the streamlined information contained in this form is what Radian needs to consider a workout. Any proprietary forms containing the relevant information are also acceptable. To expedite handling, workout proposals can be emailed to a Radian Loss Mitigation Specialist. Radian employs a commonsense approach to loss mitigation. Any and all reasonable workouts will be considered. Generally, the recoverable equity analysis and bid/pass review (see Section II. D.) will determine the financial benefit of various loss mitigation alternatives. Radian also relies on a credit report to confirm and/or evaluate the borrower(s) need for assistance. **Please call 800 523.1988, extension 1391 or 1267 to obtain a Radian Loss Mitigation Contact List indicating Specialist's names, email addresses, fax numbers and phone extensions.**

- There are many types of loan workout programs. Radian encourages loan servicers to consider any and all reasonable loan workout and loss mitigation possibilities. All potential workout opportunities should be referred to Radian's second lien loss mitigation department. Loan servicers do not have delegated authority for loan workout decisions on second liens.
- Radian may elect to communicate with the borrower, Realtor, senior lien holder or any individual or entity associated with a loss mitigation event or transaction, to facilitate an evaluation and /or resolution of a default situation. Radian is aware that loss mitigation opportunities are time sensitive and therefore moves quickly to provide feedback or the required terms and conditions of approval. Each loss mitigation opportunity is considered on a case-by-case basis, with all variables weighed carefully along with our fiduciary duty to protect the insured.

(1) Repayment/Forbearance Plans

Radian empowers loan servicers to enter into repayment plans or forbearance agreements in which partial payments are accepted over a specified period of time, after which the account becomes current. However, for second lien loans, Radian should be consulted before entering into any repayment or forbearance plan that allows the borrower to fall more than two payments behind schedule or exceeds 12 months in duration.

(2) Re-Aging of HELOC (daily simple-interest) loans

Loans that involve daily simple interest, rather than amortizing scheduled interest, may be *re-aged* to bring the loan current no more than once every 12 months and must be in accordance with FFIEC guidelines. Re-aging may only be used to cure a delinquency on the second lien if the superior lien is current or on a written repayment plan to become current.

(3) Modification

A modification is the legal adjustment of any terms of the original loan agreed to by both the mortgagee and mortgagor. When the borrower wants to retain ownership, lenders should consider changing some of the mortgage obligations/original terms. Some types of modifications are:

- Temporary moratorium or reduction of scheduled payments followed by resumption of a normal payment amount. This is particularly useful when assisting a mortgagor in reinstating a loan secured by a superior lien.
- Lowering the interest rate either permanently or temporarily in order to reduce the monthly payments.
- Implementing a step-rate modification, which allows for leniency in the first few years, and later, steps up to a permanent rate.
- Extending the term of the loan so the borrower can pay the arrearage in smaller installments.
- Adding the delinquent amount to the unpaid principal balance (capitalization).

Radian's prior written approval must be obtained for any loan modification that changes the original terms of repayment. Generally, a modification of the second lien should only be considered if the superior lien is current or on a written repayment plan to become current.

(4) Subordination of Lien

Loan servicers are authorized to subordinate the lien position (to remain in second lien position) to allow refinance of the superior lien if the amount being refinanced (subordinated to) is not more than 105% of the superior lien debt prior to subordination and the insured loan has been current for the prior 12 months. All other subordinations require the prior approval of Radian.

(5) Pre-Foreclosure Sale

Also known as a short payoff, short sale or compromise sale, this is a sale of the property in which the net proceeds are not enough to satisfy the total mortgage indebtedness. When the recoverable equity analysis and bid/pass review (see Section II. D.) indicate that there is some equity beyond the first lien indebtedness and the borrower lacks the desire or financial ability to pay the loans secured by the property, a pre-foreclosure sale should be attempted.

The sale of a borrower's property is a life-changing event. Generally, if the purchase price and seller costs are reasonable, the second lien status is two or more months past due and there are cash proceeds available to reduce the second lien indebtedness, Radian will consider approval. It is important to note that depending on the circumstances surrounding the default, the borrowers may be required to participate in the sale transaction via cash contribution and/or the execution of an unsecured promissory note with favorable repayment terms for all or a portion of the loss.

All pre-foreclosure sales (short sales) on the second lien product require Radian's prior written approval. Failure to obtain Radian written approval may adversely affect your coverage.

a) Negotiated Release of Lien

In some cases, the subject second lien **may** be released for less than the amount owed. Negotiated releases may be appropriate in situations where the borrower wants to keep the property, but does not have the ability to maintain the first **and** second mortgage obligations. Refinances that are *short* as well as *lump sum cash* settlements are transactions that are categorized as negotiated releases.

In some cases, if Radian agrees to release the lien for less than the amount owed, the promissory note may remain in force, and may be unsecured or may be secured by a substitution of collateral.

Radian must approve, in writing, any release of the lien securing the insured loan for less than the full amount owed.

b) Assumption

Radian will consider a request for an assumption, which is a sale of the property where the buyer takes over the note and mortgage from the sellers. This can be with or without release of the seller's original liability. However, a release of the original borrower from liability requires Radian's prior approval.

(6) Deed-In-Lieu of Foreclosure (DIL)/Voluntary Conveyance

If the recoverable equity analysis and bid/pass review (see Section II. D.) indicates that there is some recoverable equity, but not enough to justify expending costs to foreclose or to buy out the superior lien, acceptance of a deed-in-lieu of foreclosure (subject to the superior lien[s]) may offer the opportunity to recover equity without the cost of foreclosure or the risk of advancing of money. However, a deed-in-lieu should only be considered when there are no other junior liens.

- A deed-in-lieu of foreclosure may be appropriate when the borrower does not have other assets or sufficient cash flow for recovery on the note. Acceptance of a deed-in-lieu of foreclosure provides the opportunity to market the property for a period of time before the first lien foreclosure, without advancing costs to foreclose or buy out the superior lien. State laws may differ regarding deficiency balances or satisfaction of the promissory note when a deed-in-lieu is accepted.
- Lenders submitting a DIL request should ascertain whether there are additional liens or other clouds on the title that will prevent conveyance. Also, Radian must be consulted prior to acceptance of any deed-in-lieu of foreclosure. Radian may negotiate a settlement with the mortgagors if the fair market value of the property is less than the total indebtedness.

(7) Superior Lien Purchase or Reinstatement of Superior Lien

If circumstances warrant due to significant equity and a pending superior lien foreclosure, Radian may approve the advancing of funds to purchase or reinstate the superior mortgage. Any superior lien purchase or reinstatement requires the prior approval of Radian. A general guideline for consideration of superior lien purchases or reinstatement is the foreclosure bid/pass analysis in Section II. D.

B. Loans in Jeopardy

A loan in jeopardy is one that may not be in default, but where the mortgagor has requested assistance and/or has advised the lender of an imminent default. Radian does not wish to encourage or assist borrowers who have the means and ability to resolve their own mortgage problems. However, we want to be receptive to mortgagors who have managed to maintain their mortgage obligations while experiencing a sincere and legitimate hardship.

Losses can often be avoided if we work with borrowers even if the loan is current or in the very early stages of default. If a borrower with a current loan indicates they need assistance to address a default-related loss or deficiency arising from the sale of the property or refinance of the loan, notify Radian Loss Mitigation for a prompt review and feedback.

C. Bankruptcy and Workouts

Many of the largest foreclosure losses are from loans that were in bankruptcy prior to and/or during the foreclosure. While often overlooked as potential workout candidates, bankruptcy workouts can lead to substantial savings.

A Chapter 7 bankruptcy is a liquidation of the debtor's assets and erases unsecured debt. Therefore, borrowers who defaulted on their mortgage because they were overextended on consumer debt may be in a good position to maintain the mortgage after filing a Chapter 7 and being discharged from all other debts. It could be as simple as contacting the borrowers or their attorney to determine if they desire to keep the property, then obtaining financials and setting them on a repayment plan to get caught up. If necessary, this approach can be combined with a modification.

The loan servicer's attorney may recommend a reaffirmation agreement, but one is not necessary to complete the workout. In a situation where the debtor does not intend or desire to keep the property, a pre-foreclosure sale may mitigate the loss.

Chapter 11 and 13 bankruptcy filings are a reorganization of debt using a repayment plan. These, of course, can work as originally intended by the courts and allow the debtors to bring their accounts current. Unfortunately, not much can be done if they don't. In spite of this, the debtors or their attorney should still be approached for possible alternatives. Proof of claims must always be filed to preserve the validity of the indebtedness.

D. Financial Forms/Documentation

Radian's Second Mortgage Workout Recommendation Form in Appendix A provides a simple, streamlined way to submit loan workout proposals. We will also accept proposals on any other proprietary format you may have. Even if the information is incomplete, we want to have the opportunity to review all opportunities to mitigate loss. We recognize the importance of a quick response, and our goal is to respond to all workout proposals within two (2) days of receipt. Therefore, in the event that minimal or no borrower financial documentation has been obtained and you believe that a workout should be considered based on your review and understanding of the situation, Radian wants to consider your proposal. To expedite handling, workout proposals can be emailed directly to a Radian Loss Mitigation Specialist. Please contact us at 800 523.1988, extension 1391 or 1267 for a Loss Mitigation Contact List containing Specialist's names, phone numbers and email addresses.

E. Deficiency Judgments

In the context of residential mortgage servicing, a deficiency is the difference between the amount of the mortgage indebtedness and any lesser amount recovered by the mortgagee from the liquidation of the property. Deficiency laws vary according to the property's state. It is important that Loan Workout Specialists, as well as Collectors and Foreclosure Representatives, be conversant on the impact of deficiency laws. Whenever the collateral is liquidated in partial settlement of the indebtedness, whether through a foreclosure, deed-in-foreclosure or pre-foreclosure sale, deficiency laws may be applicable. When the collateral has been liquidated in partial settlement of the debt, pursuit of recovery on the note may be pre-empted by deficiency recovery laws. Consideration of the mortgagor's financial profile is necessary when considering pursuit of recovery on the collateral versus recovery on the note.

IV. Claims Procedures

When it becomes necessary to file a claim, it is imperative to comply with the following procedures. Timely and accurate filing is essential to expedite the claims payment process. Radian strives to work with lenders to settle claims promptly and fairly and to protect lenders from financial loss.

A. Claims Filing

(1) When to File

Claims must be submitted in accordance with the terms of your second lien master policy. Since the second lien master policies are usually pool policies, the terms of these policies may vary. In most policies, the claims must be submitted within thirty (30) days after the loan becomes six (6) months past due. However, in some cases, the claim filing requirement may be earlier. Be sure to check your master policy for claim filing timing.

The claim for loss must be submitted to Radian Insurance's headquarters office at: Radian Insurance Inc., 1601 Market Street, Philadelphia, PA 19103, Attention: Claims Department. However, all post-claim filing information must be sent to Radian's outsource vendor as noted in Section IV. D.

(2) Extensions

An extension of the 30-day claim filing period may be requested. Submit the request in writing to Radian's Corporate Claims Department before the 30-day period expires.

B. Claims Documentation

The standard MBA/MICA uniform MI Claim for Loss may be used or you may submit claims in a spreadsheet in the format shown in Appendix Exhibit Form C. Also included for your convenience in Appendix Exhibit Form B is an Assignment Checklist. Please contact Radian's Second Lien Claims Department at 800 523.1988, extension 1203 or 1011 for an electronic template of the claim spreadsheet. Supporting documentation should include the following:

- (1)** Assignment, in a recordable format, to Radian Services LLC.
- (2)** Original Note endorsed to Radian Services LLC.
- (3)** Original Second Trust Deed or Mortgage (collateral instrument)
- (4)** Original Second Lien Title Policy (if applicable)

To facilitate Radian's post-claim servicing activities, we also require the following fundamental servicing information:

- Primary servicing screen print display including unpaid principal balance, due date, last payment date, interest rate, P&I amount, borrower's(s) name(s), property address, and any additional pertinent loan information
- Payment history from loan inception
- Complete loan origination file
- Senior lienholder information (including any legal notifications)
- Any collateral value information, including BPOs or appraisals
- If applicable, copies of all bankruptcy filing information

C. Claim Settlement Period

- Radian will settle all claims within 60 days after receipt of a properly completed and documented claim.
- For any payments received after filing a claim, but prior to settlement of the claim, Radian *must* be notified in writing (email is acceptable). Payments received include single or multiple P & I payments, full reinstatement amount or payoff funds.

D. Post-Claim Assignment/Loan Servicing Transfer

Radian utilizes a third-party vendor doing business in the name of Radian Services LLC to service our *paid claim* portfolio.

- Please let us know when your *goodbye letter* will be sent and the targeted transfer date.

- A copy of your *goodbye letter* along with any post-claim settlement communications regarding the transfer, including any transfer documents, must be sent to:

Radian Services LLC
1490 N. Claremont Blvd.
Suite 210
Claremont, CA 91711

Email address: 2ndlien@millenniaasset.com
Phone: 800 411.6772 or 909 624.5019
Fax: 909 624.8437

All communications with the post-claim servicing office must include the certificate number and your loan number, and must be labeled *Second Lien Product – Claim Paid*.

E. Trailing Payment/Post-Claim Information

The following items must be forwarded to Radian’s Post-Claim Service (address, email, address, phone and fax numbers in section D. above) if received *after* the claim is paid:

- Any P&I payments or payoff funds (endorsed to Radian Services LLC). Funds may also be wired. For wiring instructions, please contact our servicing office for wiring information.
- Any bankruptcy filing information
- Any senior lienholder or junior lienholder foreclosure notices
- Any other related correspondence from any source (borrower, attorney, Realtor, lienholders, potential buyers, taxing authorities, etc.)

Radian

Second Lien

Default and Claims

Servicing Guide

Appendix I – Forms

Radian Insurance Inc. · 1601 Market Street · Philadelphia, Pennsylvania · 19103

800 523.1988 · 215 231.1000

Note: Set “View Zoom” at 120% to facilitate completion of this form.

Servicer _____ Servicer Loan # _____

Investor _____ Investor Loan # _____

Insurer Radian Insurance Inc. Radian Certificate number: ROO

Borrower 1 Full name _____ - -

Social Security number

Borrower 2 Full name _____ - -

Social Security number

Current FICO Score _____ Credit report date: FICO Score not available

Property address _____

City, state and zip _____ **Occupancy status:** _____

City _____ State _____ Zip code _____

Original 2nd Mortgage
Loan amount \$ _____ Loan origination date: _____ Monthly P & I payment: \$ _____

2nd Mortgage UPB \$ _____ Status: _____

1st Mortgage UPB \$ _____ 1st Mortgage Servicer’s name: _____

Monthly PITI \$ _____ Status: _____

Foreclosure initiated? No Yes Unknown

Property value At time of 2nd Mortgage origination: \$ _____

Recent property value \$ _____ Value type: _____ Date of value: _____

Reason for Default _____

Borrower(s) financial documentation Received? Yes No Bankruptcy status: _____

Workout type recommended

Short Sale information Purchase amount: \$ _____ Anticipated net proceeds: \$ _____

(includes Borrower cash contribution)

Borrower contribution (cash) \$ _____ Unsecured Note? No Yes **If Yes, Note amount?** \$ _____

Anticipated closing date _____

General comments (freeform)

Specialist’s name _____ Ext. _____

Phone number

Date of recommendation

Upon completion of this form, name and “Save As” in your 2nd Lien Radian Workout Folder. Then email the completed form as an attachment to a Radian Loss Mitigation Specialist for a prompt response. Thank you! Your recommendations to avoid or minimize losses are always welcome and appreciated.

Loan number

Borrower last name

Radian certificate number

Assignment Instruments

- Assignment to **Radian Services LLC**
- Original Note endorsed to **Radian Services LLC**
- Original Recorded Second Trust Deed or Mortgage (Collateral Instrument)
- Original Title Policy (if applicable)

Servicing Documentation

- Payment history from the inception of the loan or acquisition date
- Collection/servicing comments from the date of default
- If** an active bankruptcy, at the time of the transfer, copies of all bankruptcy papers including, but not limited to, the initial filing notice, proof of claim, etc.
- Senior lienholder foreclosure notices (if applicable)

Send to:
Radian Services LLC
1490 N. Claremont Blvd.
Suite 210
Claremont, California 91711
800 411.6772

Insured:
Contract number:
Claim filing date:

Second Mortgage Claim Filing INSTRUCTIONS:

1. Populate the Claim Filing Date with the current date.
2. Enter all claim information below. **[GRAY AREA ONLY!]**
3. Save this spreadsheet to your preferred folder/drive.
4. Send an email (with this file attached) to your Radian Second Lien Claims contact.
5. Print this spreadsheet and send a "signed" hard copy with appropriate documentation to the attention of Second Mortgage Claims at Radian Insurance Inc., 1601 Market Street, Philadelphia, Pennsylvania 19103 .

*Note: Use this worksheet to record up to 25 claims. Upon request, other worksheets are available for higher-volume claim filings.

Do not enter data in these columns.

| # Claims | Your Loan Number | Radian Certificate Number | Borrower Name | Interest Paid From Date | Interest Rate | Unpaid Principal Balance | Workout Proceeds (adjustment) | Foreclosure Costs | Servicing Advances | Past Due Interest Total (formula) | Total Claim Amount (formula) | |
|---------------------|------------------|---------------------------|---------------|-------------------------|---------------|--------------------------|-------------------------------|-------------------|--------------------|-----------------------------------|------------------------------|--|
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
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| 9 | | | | | | | | | | | | |
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| Grand Totals | | | | | | | | | | | | |

I hereby certify that the information contained herein is true and correct. I understand that a claim will not be complete until all applicable documents have been received by the Insurer.

Contact Name

Authorized Signature

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