House Calendar No. 212

111TH CONGRESS
2d Session

HOUSE OF REPRESENTATIVES

REPORT
111–523

IN THE MATTER OF REPRESENTATIVE LAURA RICHARDSON

REPORT

OF THE

COMMITTEE ON STANDARDS OF OFFICIAL CONDUCT

BOOK 2 OF 5

JULY 1, 2010.—Referred to the House Calendar and ordered to be printed

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INFORMATION
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TOM RUST, *Counsel*
DONALD SHERMAN, *Counsel*
FRANK DAVIES, *Senior Investigator*
AMELIA JOHNSON, *Investigative Clerk*

Please Move me to Docs !!!

Washington Mutual
Long Beach Mortgage

5:18 PM

Mortgage Document Order Request Form

Please complete this form, sign and return to:
Fax #: (866) 930-1960
ATTN: Christina Palmquist

Please Show What Should Appear On Deed:

1. Loan #: [redacted] Date: January 02, 2007
2. Vesting Verified By: Unmarried woman
3. Borrowers Name(s): Laura Richardson
4. Marital Status: Unmarried
5. Property Address: 3022 Curtis Dr, Sacramento, CA 95818
6. Delivery Type: LBM AE Broker Courier (Title/Escrow) Fed-Ex

Closing Company Name: Stewart title of Sacramento
Address: 730 alhambra Blvd # 212
Contact: NIKKI Davis
Phone #: [redacted] Fax #: (916) 492-7229

Lien Position: First Lien
Property Type: Single Family
Occupancy Type: Primary Residence
Product Type: 2 Yr ARM
Loan Term: 30 Year
Pre-Payment Fee*: 2 Years Prepay
Loan Purpose: Purchase

* Products available with a prepayment fee are also available without a prepayment fee.

3 535,001

7. Closing Date: 01/05/07 Time: _____ 1st Payment Date: March 1, 2007
8. Loan Amt: $ 535,000.00 9. Margin: 4.890 10. Interest Rate 5.600% 535,001
11. Appraised Value: $ 535,000.00 12. Sales Price $ 535,000.00
13. Property Tax Annual Premium: $6,684.00
14. Hazard Insurance Annual Premium: $ 1,608.00 Expires _____
15. Flood Insurance Annual Premium: $ 0.00
16. Impound Escrow Account: Y / N (Evidence of insurance required prior to docs if impounds requested)

BROKER FEES*		POC	AMT	LENDER FEES	
Appraisal Fee	$ 350.00	☐	$0.00	Lender Funding and Review Fee	$799.00
Credit Report Fee	$12.23	☐	$0.00	Tax Research/Payment Services	$61.00
Broker Application Fee	$275.00	☐	$0.00	Flood Search Fee	$9.00
Broker Processing Fee	$500.00	☐	$0.00	Prepaid Interest	$3,669.70
Broker Underwriting Fee	$400.00	☐	$0.00		
Origination Fee	10,700				

Seller Contribution of Non-Recurring Closing 15,000

*Broker fees are not permitted on second lien mortgage

Note: This Document Order Request form is in no way a commitment to prepare documents nor a commitment to close the loan. This document is not an amendment request form to change the terms of the loan.

By signing below, as an authorized representative of the company, I certify that the fees listed above represent the fair market value of the services provided in connection with this loan. I also verify that the information is accurate and correct.

Signed: Janette Date: 01/03/07 5:05 pm
Christina Palmquist

Approved by LBM SLC: _____ Date: 1/4/07

4143813 (0606) - MORTGAGE DOCUMENT ORDER REQUEST FORM

JPMC- 000357
CONFIDENTIAL

1400 So.Douglass Rd Ste#100
Anaheim CA 92806
Christina.palmquist@wamu.net

LONG BEACH MORTGAGE

Fax for you...

To: Janet
From:
Fax: 562-229-9554
Pages: (Plus cover)
Phone:
Date:
Re:
CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please E-Mail or call with any questions,

Have a great day!

CHRISTINA PALMQUIST
Acct Manager/ Anaheim
714-937-4831
866-430-1960 fax

Washington Mutual
Long Beach Mortgage

Mortgage Document Order Request Form

Please complete this form, sign and return to: _____
Fax #: _____
ATTN: _____

Please Show What Should Appear On Docs:

1. Loan #: _____ Date: January 02, 2007
2. Vesting Verified By: _____
3. Borrowers Name(s): _____
4. Marital Status: Unmarried
5. Property Address: 3622 Curtis Dr, Sacramento, CA 95818
6. Delivery Type: LBM AE Broker Courier Title Fed-Ex

Closing Company Name: _____
Address: _____
Contact: _____
Phone #: _____ Fax #: _____

Lien Position:	**First Lien**
Property Type:	**Single Family**
Occupancy Type:	**Primary Residence**
Product Type:	**2 Yr ARM**
Loan Term:	**30 Year**
Pre-Payment Fee*:	**2 Years Prepay**
Loan Purpose:	**Purchase**

* Products available with a prepayment fee are also available without a prepayment fee.

7. Closing Date: _____ Time: _____ 1st Payment Date: March 1, 2007
8. Loan Amt: $ 535,000.00 9. Margin: 4.990 10. Interest Rate 8.600% 0 SPR
11. Appraised Value: $ 535,000.00 12. Sales Price $ 535,000.00
13. Property Tax Annual Premium: $6,684.00
14. Hazard Insurance Annual Premium: $ 1,608.00 Expires _____
15. Flood Insurance Annual Premium: $ 0.00
16. Impound Escrow Account: Y / N (Evidence of insurance required prior to docs if Impounds requested)

BROKER FEES*		POC	AMT	LENDER FEES	
Appraisal Fee	$385.00	☐	$0.00	Lender Funding and Review Fee	$799.00
Credit Report Fee	$25.00	☐	$0.00	Tax Research/Payment Services	$81.00
Broker Application Fee	$275.00	☐	$0.00	Flood Search Fee	$8.00
Broker Processing Fee	$500.00	☐	$0.00	Prepaid Interest	$3,869.70
Broker Underwriting Fee	$400.00	☐	$0.00		

Seller Contribution of Non-Recurring Closing _____ $

*Broker fees are not permitted on second lien mortgage

Note: This Document Order Request form is in no way a commitment to prepare documents nor a commitment to close the loan. This document is not an amendment request form to change the terms of the loan.

By signing below, as an authorized representative of this company, I certify that the fees listed above represent the fair market value of the services provided in connection with this loan. I also verify that the information is accurate and correct.

Signed: _____ Date: _____

Approved by LBM SLC: _____ Date: _____

4140813 (0806) - MORTGAGE DOCUMENT ORDERREQUESTFORM

FIXED/ADJUSTABLE RATE NOTE

(LIBOR Six-Month Index (As Published In *The Wall Street Journal*) - Rate Caps)

THIS NOTE PROVIDES FOR A CHANGE IN MY INITIAL FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THIS NOTE LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

January 4, 2007 [Date] Sacramento [City] California [State]

PNOTE

3622 West Curtis Drive, Sacramento, CA 95818 [Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $ 535,001.00 (this amount is called "Principal"), plus interest, to the order of Lender. Lender is Washington Mutual Bank .

I will make all payments under this Note in the form of cash, check or money order. I understand that Lender may transfer this Note. Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 8.800 %. The interest rate I will pay may change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payments on the first day of each month beginning on March 1 , 2007 . I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on February 1, 2037 , I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at Washington Mutual Bank, P.O.Box 3139, Milwaukee, WI 53201-3139 or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. $ 4,227.98 . This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of February , 2009 , and the interest rate I will pay may change on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new Index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Four and 99/100 percentage point(s) (4.990 %) to the Current Index. The Note Holder will then round the result addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 10.800 % or less than 8.800 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One percentage point(s) (1.000 %) from the rate of interest I have been paying for the preceeding 6 months. My interest rate will never be greater than 14.800 % or less than 8.800 %.

JPMC- 000360
CONFIDENTIAL

CSOC.RICH.002141

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

5. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A prepayment of all the unpaid principal is known as a "Full Prepayment." A prepayment of only part of the unpaid principal is known as a "Partial Prepayment." Except as provided below, I may make a Full or Partial Prepayment at any time.

If I make a Full or Partial Prepayment, I may be charged a fee as follows: If Note Holder receives a Prepayment of more than twenty percent (20.0%) of the original principal amount in any twelve (12) month period on or before the second anniversary of the date of the Note, the prepayment fee shall be equal to the payment of six months advance interest on the amount prepaid that exceeds 20 percent of the original principal amount, calculated at the interest rate in effect on the date(s) of such Full Prepayment or Partial Prepayment(s) (the "Prepayment Fee").

When I make a Full or Partial Prepayment, I will notify the Note Holder in writing that I am doing so. Any Partial Prepayment shall be applied to interest accrued on the amount prepaid, if any, then to the Prepayment Fee, if applicable, and then to the principal balance of the Note, which shall not reduce the amount of monthly installments of principal and interest nor relieve me of the obligation to make the installments each and every month until the Note is paid in full. Partial Prepayments shall have no effect upon the due dates or the amounts of my monthly payments unless the Note Holder agrees in writing to such changes.

6. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be on each late payment. 6% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal that has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Unless the Note Holder requires a different method, any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

JPMC- 000361
CONFIDENTIAL

CSOC.RICH.002142

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are:

(A) Until my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument provides as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
>
> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.
>
> If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

(B) When my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument shall then instead provide as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
>
> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.
>
> To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.
>
> If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Laura Richardson _____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

[Sign Original Only]

JPMC- 000362
CONFIDENTIAL

CSOC.RICH.002143

FIXED/ADJUSTABLE RATE NOTE

(LIBOR Six-Month Index (As Published In *The Wall Street Journal*) - Rate Caps)

THIS NOTE PROVIDES FOR A CHANGE IN MY INITIAL FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THIS NOTE LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

January 4, 2007 [Date] | Sacramento [City] | California [State]

3622 West Curtis Drive, Sacramento, CA 95818
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $ 535,001.00 (this amount is called "Principal"), plus interest, to the order of Lender. Lender is Washington Mutual Bank.

I will make all payments under this Note in the form of cash, check or money order. I understand that Lender may transfer this Note. Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 8.800 %. The interest rate I will pay may change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payments on the first day of each month beginning on March 1, 2007. I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on February 1, 2037, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at Washington Mutual Bank, P.O.Box 3139, Milwaukee, WI 53201-3139
or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. $ 4,227.98. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of February, 2009, and the interest rate I will pay may change on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new Index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Four and 99/100 percentage point(s) (4.990 %) to the Current Index. The Note Holder will then round the result of addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 10.800 % or less than 8.800 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One percentage point(s) (1.000 %) from the rate of interest I have been paying for the preceeding 6 months. My interest rate will never be greater than 14.800 % or less than 8.800 %.

JPMC- 000363
CONFIDENTIAL

CSOC.RICH.002144

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

5. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A prepayment of all the unpaid principal is known as a "Full Prepayment." A prepayment of only part of the unpaid principal is known as a "Partial Prepayment." Except as provided below, I may make a Full or Partial Prepayment at any time.

If I make a Full or Partial Prepayment, I may be charged a fee as follows: If Note Holder receives a Prepayment of more than twenty percent (20.0%) of the original principal amount in any twelve (12) month period on or before the second anniversary of the date of the Note, the prepayment fee shall be equal to the payment of six months advance interest on the amount prepaid that exceeds 20 percent of the original principal amount, calculated at the interest rate in effect on the date(s) of such Full Prepayment or Partial Prepayment(s) (the "Prepayment Fee").

When I make a Full or Partial Prepayment, I will notify the Note Holder in writing that I am doing so. Any Partial Prepayment shall be applied to interest accrued on the amount prepaid, if any, then to the Prepayment Fee, if applicable, and then to the principal balance of the Note, which shall not reduce the amount of monthly installments of principal and interest nor relieve me of the obligation to make the installments each and every month until the Note is paid in full. Partial Prepayments shall have no effect upon the due dates or the amounts of my monthly payments unless the Note Holder agrees in writing to such changes.

6. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be on each late payment. 6% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal that has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Unless the Note Holder requires a different method, any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

JPMC- 000364
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CSOC.RICH.002145

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are:

(A) Until my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument provides as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
>
> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.
>
> If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

(B) When my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument shall then instead provide as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
>
> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.
>
> To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.
>
> If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Laura Richardson (Seal) -Borrower	(Seal) -Borrower
(Seal) -Borrower	(Seal) -Borrower

[Sign Original Only]

JPMC- 000365
CONFIDENTIAL

CSOC.RICH.002146

FIXED/ADJUSTABLE RATE NOTE

(LIBOR Six-Month Index (As Published In *The Wall Street Journal*) - Rate Cap)

THIS NOTE PROVIDES FOR A CHANGE IN MY INITIAL FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THIS NOTE LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

January 4, 2007 [Date] | Sacramento [City] | California [State]

3622 West Curtis Drive, Sacramento, CA 95818 [Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $ 535,001.00 (this amount is called "Principal"), plus interest, to the order of Lender. Lender is Washington Mutual Bank.

I will make all payments under this Note in the form of cash, check or money order. I understand that Lender may transfer this Note. Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 8.800 %. The interest rate I will pay may change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payments on the first day of each month beginning on March 1, 2007. I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on February 1, 2037, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at Washington Mutual Bank, P.O.Box 3139, Milwaukee, WI 53201-3139 or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. $ 4,227.98. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of February, 2009, and the interest rate I will pay may change on that day every 6th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new Index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Four and 99/100 percentage point(s) (4.990 %) to the Current Index. The Note Holder will then round the result addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 10.800 % or less than 8.800 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One percentage point(s) (1.000 %) from the rate of interest I have been paying for the preceding 6 months. My interest rate will never be greater than 14.800 % or less than 8.800 %.

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(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

5. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A prepayment of all the unpaid principal is known as a "Full Prepayment." A prepayment of only part of the unpaid principal is known as a "Partial Prepayment." Except as provided below, I may make a Full or Partial Prepayment at any time.

If I make a Full or Partial Prepayment, I may be charged a fee as follows: If Note Holder receives a Prepayment of more than twenty percent (20.0%) of the original principal amount in any twelve (12) month period on or before the second anniversary of the date of the Note, the prepayment fee shall be equal to the payment of six months advance interest on the amount prepaid that exceeds 20 percent of the original principal amount, calculated at the interest rate in effect on the date(s) of such Full Prepayment or Partial Prepayment(s) (the "Prepayment Fee").

When I make a Full or Partial Prepayment, I will notify the Note Holder in writing that I am doing so. Any Partial Prepayment shall be applied to interest accrued on the amount prepaid, if any, then to the Prepayment Fee, if applicable, and then to the principal balance of the Note, which shall not reduce the amount of monthly installments of principal and interest nor relieve me of the obligation to make the installments each and every month until the Note is paid in full. Partial Prepayments shall have no effect upon the due dates or the amounts of my monthly payments unless the Note Holder agrees in writing to such changes.

6. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be on each late payment. 6% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal that has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Unless the Note Holder requires a different method, any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

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CSOC.RICH.002148

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are:

(A) Until my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument provides as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
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> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.
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> If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

(B) When my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 18 of the Security Instrument shall then instead provide as follows:

> **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
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> If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.
>
> To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.
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> If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Laura Richardson _____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

[Sign Original Only]

JPMC- 000368
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CSOC.RICH.002149

SIGNATURE/NAME AFFIDAVIT

DATE: January 4, 2007

LOAN #:

BORROWER: Laura Richardson

THIS IS TO CERTIFY THAT MY LEGAL SIGNATURE IS AS WRITTEN AND TYPED BELOW.
(This signature must exactly match signatures on the Note and Mortgage or Deed of Trust.)

Laura Richardson
(Print or Type Name)

Signature

(If applicable, complete the following.)

I AM ALSO KNOWN AS:

Laura Ann Richardson
(Print or Type Name)

Signature

Batts Laura
(Print or Type Name)

Signature

Richardsonbatts. Laura
(Print or Type Name)

Signature

Laura R Batts
(Print or Type Name)

Signature

and that

are one

and the same person.

State/Commonwealth of California
County/Parish of Sacramento

Subscribed and sworn (affirmed) before me Nikki Davis a notary public
this 4th day of December

Notary Public
State/Commonwealth of California
Acting in the County/Parish of Sacramento

My Commission Expires: Oct. 21, 08

NIKKI DAVIS
COMM. #1520789
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. Oct 21, 2008

VMP-304 (0405)

VMP Mortgage Solutions, Inc. (800)521-7291

FIDM

JPMC- 000369
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OCCUPANCY AGREEMENT

DATE: January 4, 2007
BORROWER: Laura Richardson

LOAN #:
PROPERTY ADDRESS: 3622 West Curtis Drive
Sacramento, CA 95818

The undersigned Borrower(s) of the above captioned property understand that one of the conditions of the loan is that Borrower(s) occupy the subject property and Borrower(s) do hereby certify as follows:

1. Borrower intends to occupy the property as Borrower's primary residence.
2. Borrower intends to occupy the property during the 12 month period immediately following the loan closing as the primary residence of the Borrower (i.e., the property will be "owner occupied").
3. If Borrower's intention changes prior to the loan closing, Borrower agrees to notify Lender immediately of that fact.
4. Borrower understands that Lender may not make the loan in connection with subject property without this Occupancy Agreement.
5. Borrower acknowledges Lender has relied upon the Borrower's representation of occupancy in securing said loan, the interest rate or funding said loan.

THE UNDERSIGNED BORROWER(S) ACKNOWLEDGES AND AGREES THAT:

1. **ANY MISREPRESENTATION OF OCCUPANCY BY BORROWER(S);**
2. **BORROWER(S) FAILURE TO OCCUPY THE PROPERTY AS THE PRIMARY RESIDENCE (i.e. OWNER-OCCUPIED) DURING THE 12 MONTH PERIOD FOLLOWING THE LOAN CLOSING;**

SHALL CONSTITUTE A DEFAULT UNDER THE NOTE AND SECURITY INSTRUMENT EXECUTED IN CONNECTION WITH SAID LOAN AND, UPON THE OCCURRENCE OF SAID DEFAULT, THE WHOLE SUM OF PRINCIPAL AND INTEREST PAYABLE PURSUANT TO SAID NOTE PLUS COSTS AND FEES SHALL BECOME IMMEDIATELY DUE AT THE OPTION OF THE HOLDER THEREOF AND/OR LENDER MAY ADJUST THE INTEREST RATE TO BE EQUIVALENT TO THAT OF A NON-OWNER OCCUPIED LOAN.

Borrower(s) understand that it is a Federal Crime punishable by fine or imprisonment or both to knowingly make any false statement concerning any of the above facts, as applicable under the provisions of Title 18 U.S.C., Sec. 1014.

I declare that the foregoing Agreement is true and correct and agree to said terms of Agreement allowing Lender discretion to call loan due and/or adjust the interest rate based upon any misrepresentation of occupancy.

Borrower: Laura Richardson	1/4/07 Date	Borrower	Date
Borrower	Date	Borrower	Date

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RECORDING REQUESTED BY:
Stewart Title of Sacramento

AND WHEN RECORDED MAIL TO
AND UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:
Laura Richardson
3622 West Curtis Dr
Sacramento, CA 95818

CERTIFIED TO BE A TRUE COPY
STEWART TITLE OF SACRAMENTO
BY _____

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: Escrow No.:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $589.05
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Sacramento AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mark S. Helmar and Sharon L. Helmar, trustees of the Helmar Family Revocable Trust

hereby GRANT(s) to:

LAURA RICHARDSON, an Unmarried Woman

the real property in the City of Sacramento, County of Sacramento, State of California, described as:
Lot 259 as shown on the official "Plat of South Curtis Oaks Subdivision No. 6", filed in the office of the County Recorder of Sacramento County, February 10, 1927 in Book 19 of Maps, Map No. 18.
Also Known as: 3622 West Curtis Drive, Sacramento, CA 95818
APN#:

DATED December 13, 2006
STATE OF CALIFORNIA
COUNTY OF Sacramento
On December 14, 2006
Before me, Nikki Davis
A Notary Public in and for said State, personally appeared
Mark S. Helmar and Sharon L. Helmar

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

Helmar Family Revocable Trust
BY: _____
Mark S. Helmar, Trustee
BY: _____
Sharon L. Helmar, Trustee

NIKKI DAVIS
COMM. #1520789
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. Oct. 21, 2008

(This area for official notarial seal)

JPMC- 000371
CONFIDENTIAL

CSOC.RICH.002152

RESIDENTIAL LEASE/RENTAL AGREEMENT

(For use in the State of California)

PARTIES: LANDLORD Laura Richardson

TENANT(S) Marjorie Washington & Deborah Washington

PROPERTY ADDRESS: 717 E. Vernon St, Long Beach Calif

1. RENTAL AMOUNT: Commencing 3rd of March, 2005 TENANT agrees to pay LANDLORD the sum of $2250.00 per month in advance on the ____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location:

Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

2. TERM: The premises are leased on the following lease term: (please check one item only) ✓ month to month (OR) ____ until _____, 20___.

3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of $1500.00 as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5.

TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $2250.00 and the security deposit in the amount of $1500.00 for a total of $3750.00. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

6. SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD.

7. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the following exception: N/A.

CONDITION

JPMC- 000372
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8. PARKING: TENANT N/A is not N/A (check one) assigned a parking space. If assigned a parking space it shall be designated as space # N/A. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises.

Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

9. CONDITION OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence.

TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

10. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD. TENANT shall not change or install locks, paint, or wallpaper said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

11. LATE CHARGE/BAD CHECKS: A late charge of 6% of the current rental amount shall be incurred if rent is not paid when due.

If rent is not paid when due and landlord issues a 'Notice To Pay Rent Or Quit', TENANT must tender cash or cashier's check only. If TENANT tenders a check, which is dishonored by a banking institution, than TENANT shall only tender cash or cashier's check for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $10 for each check that is returned to LANDLORD because the check has been dishonored.

12. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises.

Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited.

13. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment is necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 days notice by LANDLORD. TENANT agrees that in such event that TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD. (EXAMPLE -removing food items from cabinets so that the unit may be sprayed for pests)

14. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

15. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD"S written consent.

16. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

17. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflowleakage, acts of GOD, and/or any other causes.

It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

18. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD.

Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice.

19. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

20. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where the, within the meaning of Civil Code Section 1951.2, where rent has been unpaid for 14 consecutive days and the TENANT has been absent from unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the require- ments of said notice in 18 days, the premises shall be deemed abandoned.

21. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

22. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

23. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees.

It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

24. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served by mailing first class mail or by personal delivery to the manager's apartment or to:_____.

25. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

26. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

27. APPLICATION: All statements in TENANT'S application must be true or this will constitute a material breach of this lease.

28. ADDITIONAL TERMS:

29. ENTIRE AGREEMENT: The foregoing agreement, including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

_____ LANDLORD/AGENT 3/2/05 DATE

_____ TENANT 3/2/05 DATE

_____ TENANT 3/2/05 DATE

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

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DENNIS P. BLOCK AND ASSOCIATES

RESIDENTIAL LEASE/RENTAL AGREEMENT

(For use in the State of California)

PARTIES: LANDLORD Laura Richardson

TENANT(S) ANGELA PARSONS

PROPERTY ADDRESS: 3623 S. Parker St., San Pedro CA

1. RENTAL AMOUNT: Commencing Jan 3rd, 20 07 TENANT agrees to pay LANDLORD the sum of $2000.00 per month in advance on the ____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location:

Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

2. TERM: The premises are leased on the following lease term: (please check one item only) X month to month (OR) ____ until _____ 20__.

3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of $3500.00 as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5.

TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $2000.00 and the security deposit in the amount of $1500.00 for a total of $3500.00. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

6. SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD.

7. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the following exception: N/A

CONDITION

#

8. PARKING: TENANT is not is (check one) assigned a parking space. If assigned a parking space it shall be designated as space #_____. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises.

Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

9. CONDITION OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence.

TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

10. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD. TENANT shall not change or install locks, paint, or wallpaper said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

11. LATE CHARGE/BAD CHECKS: A late charge of 6% of the current rental amount shall be incurred if rent is not paid when due.

If rent is not paid when due and landlord issues a 'Notice To Pay Rent Or Quit', TENANT must tender cash or cashier's check only. If TENANT tenders a check, which is dishonored by a banking institution, than TENANT shall only tender cash or cashier's check for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $10 for each check that is returned to LANDLORD because the check has been dishonored.

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Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited.

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29. ENTIRE AGREEMENT: The foregoing agreement, including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

_____ LANDLORD/AGENT 12/28/06 DATE

_____ TENANT 12/28/06 DATE

_____ TENANT _____ DATE

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

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DENNIS P. BLOCK AND ASSOCIATES

Dec-16-08 02:23pm From- T-442 P.025/048 F-271

Nov 28 2008 8:68PM Dunnigan Realtors 916-452-2221 p.4

11/28/2006 14:59 KELLER WILLIAMS REALTY → 4522221 NO.844 P002
11/28/2006 14:18 KELLER WILLIAMS REALTY → 12139771186

CALIFORNIA ASSOCIATION OF REALTORS®

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

For the Sale of Single Family Residential Property — Improved or Unimproved
(C.A.R. Form RPA-CA, Revised 10/07)

Date [illegible], at [illegible], California.

1. OFFER:
A. THIS IS AN OFFER FROM [illegible] ("Buyer").
B. THE REAL PROPERTY TO BE ACQUIRED is described as [illegible] Assessor's Parcel No. [illegible], County of [illegible], California, ("Property").
C. THE PURCHASE PRICE offered is [illegible] Dollars $ [illegible].
D. CLOSE OF ESCROW shall occur on [illegible] (date) or ☐ [illegible] days After Acceptance (BOA).
E. FINANCE TERMS: Obtaining the loans below is a contingency of this Agreement unless (i) either 2K or 2L is checked below or (ii) removal of this contingency is agreed to in writing. Buyer shall act diligently and in good faith to obtain the designated loans. Obtaining deposit, down payment and closing costs is not a contingency. Buyer represents that funds will be readily available for purpose and consistent with Escrow Holder.
A. INITIAL DEPOSIT: Buyer has given a deposit in the amount of ..... $ 3,000.00
to the agent submitting the offer (or to ☐ [illegible]), by personal check (or ☐ [illegible]), made payable to [illegible] which shall be kept uncashed until Acceptance and then deposited within 3 business days after Acceptance (or ☐ [illegible]), with Escrow Holder, (or ☐ into Broker's trust account).
B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of ..... $ [illegible] within [illegible] days After Acceptance, or ☐ [illegible].
C. FIRST LOAN IN THE AMOUNT OF ..... $ 519,000.00
(1) New First Deed of Trust in favor of lender, encumbering the Property, providing a note payable in monthly installments of [illegible] % fixed rate, or [illegible] % initial adjustable rate with a maximum interest rate of [illegible] %, balloon due in [illegible] years, amortized over [illegible] years. Buyer shall pay loan fees not in excess of [illegible] (These terms apply whether the designated loan is conventional, FHA or VA.)
(2) ☐ FHA ☐ VA: (The following terms apply to the FHA or VA loan if this box is checked.) Seller pays up to [illegible] % discount points. Seller shall pay other fees not allowed to be paid by Buyer, ☐ not to exceed [illegible]. Seller shall pay the cost of lender required repairs (including those for wood destroying pest and structural pests) to the Agreement, ☐ not to exceed $ [illegible] (Buyer may obtain any increase in mortgage insurance premiums, funding fee or discount points in excess of these amounts.)
Date of closing loans are waived.
D. ADDITIONAL FINANCING TERMS: ☐ Seller financing, (C.A.R. Form SFA); ☐ secondary financing [illegible] (C.A.R. Form PAA, paragraph 4A); ☐ assumed financing (C.A.R. Form PAA, paragraph 4B) [illegible] $ [illegible]
E. BALANCE OF PURCHASE PRICE (not including costs of obtaining loans and other closing costs) in the amount of ..... $ [illegible] to be deposited with Escrow Holder within sufficient time to close escrow.
F. PURCHASE PRICE (TOTAL) ..... $ 630,000.00
G. LOAN APPLICATIONS: Within 7 (or ☐ [illegible]) Days After Acceptance, Buyer shall provide Seller a letter from lender or mortgage loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is preapproved or preapproved for the NHA loan specified in 3C above.
H. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 3G) shall, within 7 (or ☐ [illegible]) Days After Acceptance, provide Seller written verification of Buyer's down payment and closing costs.
I. LOAN CONTINGENCY REMOVAL: (i) within 17 (or ☐ [illegible]) Days After Acceptance, Buyer shall, as specified in paragraph 4e, remove the loan contingency or cancel this Agreement OR (ii) (if checked) ☐ the loan contingency shall remain in effect until the designated loans are funded.
J. APPRAISAL CONTINGENCY AND REMOVAL: This Agreement is (OR, if checked, ☐ is NOT) contingent upon the Property appraising at no less than the specified purchase price. If there is a loan contingency, at the time the loan contingency is removed (or, if checked, ☐ within 17 (or ☐ [illegible]) Days After Acceptance), Buyer shall, as specified in paragraph 14B(3), remove the appraisal contingency or cancel this Agreement. If there is no loan contingency, Buyer shall, as specified in paragraph 14B(3), remove the appraisal contingency within 17 (or ☐ [illegible]) Days After Acceptance.
K. NO LOAN CONTINGENCY (if checked): Obtaining any loan in paragraph 3C, 3D or elsewhere in this Agreement is NOT a contingency of this Agreement. Buyer does not intend that the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.
L. ☐ ALL CASH OFFER (if checked): No loan is needed to purchase the Property. Buyer shall provide 7 (or ☐ [illegible]) Days After Acceptance, provide Seller written verification of sufficient funds to close this transaction.
2. CLOSING AND OCCUPANCY:
A. Buyer intends (or ☐ does not intend) to occupy the Property as Buyer's primary residence.
B. Seller is required to vacate property. Occupancy shall be delivered to Buyer at: ☐ AM/☐ PM, ☐ on the date of Close Of Escrow; ☐ or, ☐ (or ☐ no later than [illegible]) Days After Close Of Escrow. (C.A.R. Form PAA, paragraph 2.) If occupancy is not delivered as agreed, Buyer and Seller are advised to: (i) verify the status of any occupancy, tenancy, or lease agreement; and (ii) consult with their attorneys and legal advisors.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computer. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®.

Buyer's Initials ( ) ( )
Seller's Initials ( ) ( )

Agent: Keller Williams Phone: [illegible] Fax: [illegible] Sign of 10 SAMPLE Prepared using WINforms® software

Dec 13 08 08:12p p.10

JPMC- 000380
CONFIDENTIAL

CSOC.RICH.002161

3423 W Curtis Drive

Property Address: Sacramento, CA Date: November 28, 2006

C. Tenant-occupied property: (i) Property shall be vacant at least 5 (or ____) Days Prior to Close Of Escrow, unless otherwise agreed in writing. Note to Seller: If you are unable to deliver Property vacant in accordance with rent control and other applicable laws, you may be in breach of this Agreement.

OR (ii) (if checked) ☐ Tenant to remain in possession. The attached addendum is incorporated into this Agreement (C.A.R. Form PAA, paragraph 3).

OR (iii) (if checked) ☐ This Agreement is contingent upon Buyer and Seller entering into a written agreement regarding occupancy of the Property within the time specified in paragraph 14B(1). If no written agreement is approved within that time, either Buyer or Seller may cancel this Agreement in writing.

D. At Close Of Escrow, Seller assigns to Buyer any assignable warranty rights for items included in the sale and shall provide any available Copies and warranties. Brokers cannot and will not determine the assignability of any warranties.

E. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provide keys and/or means to operate all locks, mailboxes, security systems, alarms and garage door openers. If Property is a condominium or located in a common interest subdivision, Buyer may be required to pay a deposit to the Homeowners' Association ("HOA") to obtain keys to accessible HOA facilities.

4. ALLOCATION OF COSTS (if checked): Unless otherwise specified here, this paragraph only determines who is to pay for the test, inspection, report or service mentioned. If not specified here or elsewhere in this Agreement, the determination of who is to pay for any back recommended or identified by any such report, inspection, test or service shall be by the method specified in paragraph 14B(3).

A. WOOD DESTROYING PEST INSPECTION:

(1) ☐ Buyer ☒ Seller shall pay for an inspection and report for wood destroying pests and organisms ("Report") which shall be prepared by ____ pest control company. The Report shall cover the accessible areas of the main building and attached structures and, if checked: ☒ detached garages and carports, ☒ detached decks, ☐ the following other structures or areas: ____. The Report shall not include soil or water tests. If Property is a condominium or located in a common interest subdivision, the Report shall include only the separate interest and any exclusive-use areas being transferred and shall not include common areas, unless otherwise agreed. Water tests of shower stalls on upper floors and the roof may not be performed without consent of the owners of property below the shower.

OR (2) ☐ (If checked) The attached addendum (C.A.R. Form WPA) regarding wood destroying pest inspection and allocation of cost is incorporated into this Agreement.

B. OTHER INSPECTIONS AND REPORTS:

(1) ☐ Buyer ☐ Seller shall pay to have septic or private sewage disposal system inspected ____

(2) ☐ Buyer ☐ Seller shall pay to have domestic well tested for water quality and productivity ____

(3) ☐ Buyer ☐ Seller shall pay for a natural hazard zone disclosure report prepared by ____

(4) ☐ Buyer ☐ Seller shall pay for the following inspection or report ____

(5) ☐ Buyer ☐ Seller shall pay for the following inspection or report ____

C. GOVERNMENT REQUIREMENTS AND RETROFIT:

(1) ☐ Buyer ☐ Seller shall pay for smoke detector installation and/or water heater bracing, if required by Law. Prior to Close Of Escrow, Seller shall provide Buyer a written statement of compliance in accordance with state and local Law, unless exempt.

(2) ☐ Buyer ☐ Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards, inspections and reports if required as a condition of closing escrow under any Law.

D. ESCROW AND TITLE:

(1) ☐ Buyer ☐ Seller shall pay escrow fee ____

Escrow Holder shall be ____

(2) ☐ Buyer ☐ Seller shall pay for owner's CLTA homeowner policy specified in paragraph 13E ____

Owner's title policy to be issued by ____

(Buyer shall pay for any title insurance policy insuring Lender, unless otherwise agreed in writing.)

E. OTHER COSTS:

(1) ☐ Buyer ☐ Seller shall pay County transfer tax or transfer fee ____

(2) ☐ Buyer ☐ Seller shall pay city transfer tax or transfer fee ____

(3) ☐ Buyer ☐ Seller shall pay HOA transfer fee ____

(4) ☐ Buyer ☐ Seller shall pay HOA document preparation fees ____

(5) ☐ Buyer ☐ Seller shall pay the cost, not to exceed $ ____, of a one-year home warranty plan, issued by ____ with the following optional coverages: ____

(6) ☐ Buyer ☐ Seller shall pay for ____

(7) ☐ Buyer ☐ Seller shall pay for ____

5. SELLER'S DISCLOSURES AND LEAD-BASED PAINT HAZARD DISCLOSURE AND EXPLANATION (CONTD):

A. (1) Seller shall, within the time specified in paragraph 14A, deliver to Buyer, if required by Law: (i) Federal Lead-based Paint Disclosures and acknowledgment of Lead Disclosures and (ii) disclosures or notices required by sections 1102 et seq. and 1103 et seq. of the California Civil Code ("Statutory Disclosures"). Statutory Disclosures include, but are not limited to, a Real Estate Transfer Disclosure Statement ("TDS"), Natural Hazard Disclosure Statement ("NHD"), notice or actual knowledge of release of illegal controlled substance, notice of proximity to former mining operations, if applicable, and other notices required by the Multi-Agency Disclosure Statute, and Residential Earthquake Act of 1990 and, if Seller has actual knowledge, as required by Law and any other applicable disclosures (C.A.R. Form SSD).

(2) Buyer shall, within the time specified in paragraph 14B(1), sign a Signed Copy of the Statutory and Lead Disclosures to Seller.

(3) In the event Seller, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any inaccuracy in a document, information or representation previously provided to Buyer of which Buyer is relatively unaware, Seller shall promptly deliver a subsequent or amended disclosure or notice, in writing, covering those items. However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies disclosed in preliminary reports and title reports.

Buyer's Initials ( )( )

Seller's Initials ( )( )

Reviewed by ____ Date ____

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5823 W Curtis Drive

Property Address: [illegible], CA Date: November 28, 2008

(4) If any disclosure or notice specified in 5A(1), or Addendum or amended disclosure or notice is delivered to Buyer after the offer is signed, Buyer shall have the right to cancel this Agreement within 3 Days After delivery in person, or 5 Days After delivery by deposit in the mail, by giving written notice of cancellation to Seller or Seller's agent. (Real Disclosures sent by mail must be sent certified mail or better.)

(5) Note to Buyer and Seller: Waiver of Statutory and Local Disclosures is prohibited by Law.

B. NATURAL AND ENVIRONMENTAL HAZARDS: Within the time specified in paragraph 14A, Buyer may, if required by Law: (i) deliver to Buyer earthquake guides (and disclosures) and environmental hazards booklet; (ii) even if exempt from the obligation to provide a NHD, disclose if the Property is located in a Special Flood Hazard Area; Potential Flooding (Inundation) Area; Very High Fire Hazard Zone; State Fire Responsibility Area; Earthquake Fault Zone; Seismic Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information required for those zones.

C. DATA BASE DISCLOSURE: Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Address Seller or Broker are required to check this website. If Buyer uses factual information, Broker representations that Buyer obtain information from the website during Buyer's inspection and Buyer's period.) Broker do not have expertise in this area.)

5. CONDOMINIUM/PLANNED UNIT DEVELOPMENT DISCLOSURES:

A. SELLER HAS: 7 (or [ ] _____) Days After Acceptance to disclose to Buyer whether the Property is a condominium, or is located in a planned unit development or other common interest subdivision (C.A.R. Form SBI).

B. If the Property is a condominium or is located in a planned unit development or other common interest subdivision, Seller has: [illegible] Days After Acceptance to request from the HOA (C.A.R. Form HOA): (i) Copies of any documents required by Law; (ii) disclosure of any pending or threatened claim or litigation by or against the HOA; (iii) a statement containing the location and number of designated parking and storage spaces; (iv) Copies of the most recent 12 months of HOA minutes for regular and special meetings; and (v) the names and contact information of all HOAs governing the Property (collectively, "CI Disclosures"). Seller shall receive and deliver to Buyer all CI Disclosures received from the HOA and any CI Disclosures in Seller's possession. Buyer's approval of CI Disclosures is a contingency of this Agreement as specified in paragraph 14B(3).

7. CONDITIONS AFFECTING PROPERTY:

A. Unless otherwise agreed: (i) the Property is sold (a) in its PRESENT physical condition as of the date of Acceptance and (b) subject to Buyer's investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as of the date of Acceptance; and (iii) all debris and personal property not included in the sale will be removed by Close Of Escrow.

B. SELLER SHALL, within the time specified in paragraph 14A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, AND MAKE OTHER DISCLOSURES REQUIRED BY LAW (C.A.R. Form SPQ).

C. NOTE TO BUYER: You are strongly advised to conduct investigations of the entire Property in order to determine its present condition since Seller may not be aware of all defects affecting the Property or other factors that you consider important. Property improvements may not be built according to code, in compliance with current Law, or have had permits issued.

D. NOTE TO BUYER: Buyer has the right to inspect the Property and, as specified in paragraph 14B, based upon information discovered in those inspections: (i) accept the Agreement; or (ii) request that you make Repairs or take other action.

8. ITEMS INCLUDED AND EXCLUDED:

A. NOTE TO BUYER AND SELLER: Items listed as included or excluded in the MLS, flyers or marketing materials are not included in the purchase price or included in the sale unless specified in 8B or C.

B. ITEMS INCLUDED IN SALE:

(1) All EXISTING fixtures and fittings that are attached to the Property:

(2) Existing electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grates, solar systems, built-in appliances, window and door screens, awnings, shutters, window coverings, attached floor coverings, television antennas, satellite dishes, private integrated telephone systems, air conditioning units, pool/spa equipment, garage door opener/remote controls, mailbox, in-ground landscaping, trees/shrubs, water softeners, water purifiers, security systems/alarms; and

(3) The following items: [illegible]

(4) Seller represents that all items included in the purchase price, unless otherwise specified, are owned by Seller.

(5) All items included shall be transferred free of liens and without Seller warranty.

C. ITEMS EXCLUDED FROM SALE: _____

9. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:

A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 14B. Within the time specified in paragraph 14B(1), Buyer shall make the Property available for all inspections, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms; (iii) review the disclosures and other documents; (iv) confirm the insurability of Buyer and the Property; and (v) satisfy Buyer as to any matter specified in the "Buyer's Inspection Advisory" (C.A.R. Form BIA). Without limiting other written consent, Buyer shall neither make nor cause to be made: (i) invasive or destructive Buyer Investigations; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law.

B. Buyer shall complete Buyer Investigations and, as specified in paragraph 14B, remove the contingency or cancel this Agreement. Buyer shall give Seller, at no cost, complete copies of all Buyer Investigation reports obtained by Buyer. Seller shall make the Property available for all Buyer Investigations. Seller shall have water, gas, electricity and all operable pilot lights on for Buyer's investigations and through the date possession is made available to Buyer.

Buyer's Initials [illegible]

Seller's Initials [illegible]

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CSOC.RICH.002163

929 W curtis Drive

Property Address: [illegible], CA Date: November 28, 2006

19. REPAIRS: Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, workmanlike manner with materials of quality and appearance comparable to existing materials. It is understood that exact replacement or repair may not be possible. Seller shall: (i) obtain receipts for repairs performed by others; (ii) prepare a written statement indicating the repairs performed by Seller and the date of such repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

20. OWNER HOMEOWNER AND WELLNESS PROTECTION FOR ENTRY UPON PROPERTY: Buyer shall: (i) keep the Property free and clear of liens; (ii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other suitable insurance, sufficient and protecting Seller from liability for any injuries to persons or property occurring during any Buyer investigations or work done on the Property at Buyer's direction prior to Close of Escrow. Seller is advised that certain protections may be obtained by recording a "Notice of Nonresponsibility" (C.A.R. Form NNR) for Buyer investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination of this Agreement.

12. TITLE AND VESTING:

A. Within the time specified in paragraph 14, Buyer shall be provided a current preliminary (title) report, which is only an offer by the title insurer to issue a policy of title insurance and may not include every item affecting title. Buyer's review of the preliminary report and any other matters which may affect the use or ownership of the Property as specified in paragraph 14C.

B. Title to be set in the proper form subject to all encumbrances, easements, restrictions, conditions, reservations, rights and other matters, whether of record or not, as of the date of Acceptance except: (i) monetary liens of record unless Buyer is assuming those obligations or taking the Property subject to those obligations; and (ii) those matters which Buyer has agreed to remove in writing.

C. Within the time specified in paragraph 14A, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.

D. At Close Of Escrow, Buyer shall receive a grant deed conveying the (or, for stock cooperative or long-term lease, an assignment of stock certificate or of Seller's leasehold interest), including any exceptions and reservations agreed to by Buyer. Title shall vest as designated in Buyer's supplemental escrow instructions. "THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL."

E. Buyer shall receive a CLTA/ALTA Homeowner's Policy of Title Insurance. A title company, at Buyer's request, can provide information about the availability, desirability, coverages, and cost of various title insurance coverages and endorsements. If Buyer desires title coverage other than that required by this paragraph, Buyer shall instruct Escrow Holder in writing and pay any increase in cost.

13. JOINT OR MULTIPLE PURCHASERS:

A. This Agreement is NOT contingent upon the sale of any property owned by Buyer.

OR B. ☐ (If checked) The attached addendum (C.A.R. Form COP) regarding the contingency for the sale of property owned by Buyer is incorporated into this Agreement.

14. TIME PERIODS; REMOVAL OF CONTINGencIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph must be in writing (C.A.R. Form CR).

A. SELLER HAS: 5 (or ☐ _____) Days After Acceptance to deliver to Buyer all reports, disclosures and information for which Seller is responsible under paragraphs 4, 5A and B, 6A, 7B and 12.

B. (1) BUYER HAS: 17 (or ☐ _____) Days After Acceptance, unless otherwise agreed in writing, to:

(i) complete all Buyer investigations, review all disclosures, reports and other applicable information, which Buyer requires from Seller; and

(ii) remove all matters affecting the Property (including hazardous waste and toxic and/or other materials as used as an other information specified in paragraphs 5 and 7 and stability of Buyer and the Property); and

(iii) report to Seller Signed Copies of Statutory and Lead Disclosures delivered by Seller in accordance with paragraph 5A.

(2) Within the time specified in 14B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to Buyer's requests.

(3) By the end of the time specified in 14B(1) (or if for loan contingency or SI for appraisal contingency), Buyer shall, in writing, remove the applicable contingency (C.A.R. Form CR) or cancel this Agreement. However, if a government-mandated inspection/report requires repair, replacement or modification, or (ii) Common Interest disclosures pursuant to paragraph 5B are not made within the time specified in 14A, then Buyer has 5 (or ☐ _____) Days After receipt of any such items, or the time specified in 14B(1), whichever is later, to remove the applicable contingency or cancel this Agreement in writing.

C. CONTINUATION OF CONTINGENCY OR CONTRACTUAL OBLIGATION; SELLER RIGHT TO CANCEL:

(1) Seller right to cancel: Buyer Contingencies: After the time specified in 14A, or thereafter, or Buyer to perform (as specified below), may cancel this Agreement in writing and authorize return of Buyer's deposit if, by the time specified in this Agreement, Buyer does not remove in writing the applicable contingency or cancel this Agreement. Once all contingencies have been removed, NONE OF THE Either or Seller to cancel pursuant on time may be a breach of this Agreement.

(2) Contingencies of Contingencies: Even after the expiration of the time specified in 14B, Buyer retains the right to make requests to Seller, remove in writing the applicable contingency or cancel this Agreement until Seller cancels pursuant to 14C(3). Once Seller receives Buyer's written removal of all contingencies, Seller may not cancel this Agreement pursuant to 14C(3).

(3) Seller right to Cancel: Buyer Contract Obligations: Seller, after first giving Buyer a Notice to Buyer to Perform (as specified below), may cancel this Agreement in writing and authorize return of Buyer's deposit for any of the following reasons: (i) if Buyer fails to deposit funds as required by 3A or 3B; (ii) if the funds deposited pursuant to 3A or 3B are not good when deposited; (iii) if Buyer fails to provide a letter to verify (or if Buyer fails to provide verification as required by 3A or 3B); (iv) if Seller reasonably disapproves of the verification provided by 3A or 3B; (v) if Buyer fails to return statutory and lead disclosures as required by paragraph 5A(2) or (vi) if Buyer fails to sign or initial a separate liquidated damages form for an increased deposit as required by paragraph 16. Seller is not required to give Buyer a Notice to Perform regarding Close of Escrow.

(4) Notice To Buyer To Perform: The Notice to Buyer to Perform (C.A.R. Form NBP) shall: (i) be in writing; (ii) be signed by Seller; and (iii) give Buyer at least 24 (or ☐ _____) hours or until the time specified in the applicable paragraph, whichever comes last, to take the applicable action. A Notice to Buyer to Perform may not be given any earlier than 2 Days After the expiration of the time for Buyer to remove a contingency or cancel this Agreement or meet a 14C(3) obligation.

Buyer's Initials ( )
Seller's Initials ( )

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Dec-16-05 02:26pm From- T-442 P.029/046 F-271

Nov 29 2005 9:01PM Dunnigan Realtors 916-452-2221 p.8

11/29/2005 14:59 KELLER WILLIAMS REALTY → 4522221 NO.844 P006

11/29/2005 14:18 KELLER WILLIAMS REALTY → 12135977136

3689 W Curtis Drive

Property Address: [redacted], CA Date: November 29, 2005

D. SELLER or SELLER'S AGENT or SELLER'S ATTORNEY or SELLER'S ESCROW HOLDER if Buyer consents, in writing, any mortgagee or beneficiary rights, unless otherwise specified in a separate written agreement between Buyer and Seller, Buyer shall immediately be deemed to have (i) completed all Buyer investigations, and review of reports and other applicable information and documents pertaining to Buyer contingencies or cancellation rights, (ii) waived to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Buyer's or contractors' activities in that contingency or cancellation right, or for failure to perform timely.

E. EFFECT OF CANCELLATION ON DEPOSITS: If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, Buyer and Seller agree to sign mutual instructions to cancel the sale and escrow and release deposits to the party entitled at the funds, less fees and costs incurred by one party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Release of funds will require mutual, signed release instructions from both Buyer and Seller, judicial decision or arbitration award. A party may be subject to a civil penalty of up to $1,000 for refusal to sign such instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).

19. FINAL VERIFICATION OF CONDITIONS: Buyer shall have the right to make a final inspection of the Property within 5 (or _____) Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm (i) the Property is maintained pursuant to paragraph 7A; (ii) repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement.

18. LIQUIDATED DAMAGES: If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more than four units, one of which Buyer intends to occupy, then the amount retained shall be no more than 3% of the purchase price. Any excess shall be returned to Buyer. Release of funds will require mutual, signed release instructions from both Buyer and Seller, judicial decision or arbitration award.

BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION FOR ANY INCREASED DEPOSIT. (C.A.R. FORM RID)

Buyer's Initials [redacted] Seller's Initials [redacted]

17. DISPUTE RESOLUTION:

A. MEDIATION: Buyer and Seller agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Paragraph 17B(2) and (3) below apply to mediation whether or not the Arbitration provision is initialed. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.

B. ARBITRATION OF DISPUTES: (1) Buyer and Seller agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 17B(2) and (3) below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. The parties shall have the right to discovery in accordance with California Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part III of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Interpretation of this agreement to arbitrate shall be governed by the Federal Arbitration Act.

(2) EXCLUSIONS FROM MEDIATION AND ARBITRATION: The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in California Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the mediation and arbitration provisions.

(3) BROKERS: Buyer and Seller agree to mediate and arbitrate disputes or claims involving either or both Brokers, consistent with 17A and B, provided either or both Brokers shall have agreed to such mediation or arbitration prior to, or within a reasonable time after, the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration shall not require Brokers being named parties to the Agreement.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE PROVISIONS AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials [redacted] Seller's Initials [redacted]

Buyer's Initials [redacted]
Seller's Initials [redacted]

Reviewed by _____ Date _____

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CSOC.RICH.002165

2622 N Curtis Drive
Property Address: Sacramento, CA Date November 29, 2006

19. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS: Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rents, HOA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price: prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplements for this shall be paid as follows: (i) the portion after Close Of Escrow, by Buyer and (ii) the portion prior to Close Of Escrow, by Seller. TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Prorations shall be made based on a 30-day month.

18. WITHHOLDING TAXES: Seller and Buyer agree to execute any instrument, affidavit, statement or instruction reasonably necessary to comply with federal (FIRPTA) and California withholding Law, if required (C.A.R. Forms AB and AS).

20. MULTIPLE LISTING SERVICE ("MLS"): Broker is authorized to report to the MLS a pending sale and, upon Close Of Escrow, the terms of this transaction to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS.

21. EQUAL HOUSING OPPORTUNITY: The Property is sold in compliance with federal, state and local anti-discrimination Laws.

22. ATTORNEY FEES: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorney fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 17A.

23. SELECTION OF SERVICE PROVIDERS: If Brokers refer Buyer or Seller to persons, vendors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any Providers. Buyer and Seller may select ANY Providers of their own choosing.

24. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or clarified, except in writing signed by Buyer and Seller.

25. OTHER TERMS AND CONDITIONS, including attached supplements:
A. ☑ Buyer's Inspection Advisory (C.A.R. Form BIA)
B. ☐ Purchase Agreement Addendum (C.A.R. Form PAA paragraph number(s): 1
C. ☑ Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)
D.

26. DEFINITIONS: As used in this Agreement:
A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a party and is delivered to and personally received by the other party or that party's authorized agent in accordance with the terms of this offer or a final counter offer.
B. "Agreement" means the terms and conditions of this accepted California Residential Purchase Agreement and any accepted counter offers and addenda.
C. "C.A.R. Form" means the specific form referenced or another comparable form agreed to by the parties.
D. "Close Of Escrow" means the date the grant deed, or other evidence of transfer of title, is recorded. If the scheduled close of escrow falls on a Saturday, Sunday or legal holiday, then close of escrow shall be the next business day after the scheduled close of escrow date.
E. "Copy" means copy by any means including photocopy, NCR, facsimile and electronic.
F. "Days" means calendar days, unless otherwise required by Law.
G. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59PM on the final day.
H. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to occur.
I. "Electronic Copy or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic mishap will not be used by either party to modify or alter the content or delivery of the Agreement without the knowledge and consent of the other.
J. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.
K. "Notice to Buyer to Perform" means a document (C.A.R. Form NBP), which shall be in writing and signed by Seller and shall give Buyer at least 24 hours (or as otherwise specified in paragraph 14C(3)) to remove a contingency or perform as specified.
L. "Notice" means any repair (including pest control), alteration, replacement, modification or improvement of the Property performed or under this Agreement.
M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.
N. Singular and Plural terms each include the other, when appropriate.

Buyer's Initials
Seller's Initials

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BIA-BA REVISED 10/06 (PAGE 6 OF 6)

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CSOC.RICH.002166

3423 K Cortez Drive
Property Address: SACRAMENTO, CA Date: November 28, 2006

17. AGENCY:
A. DISCLOSURE: Buyer and Seller each acknowledge prior receipt of C.A.R. Form AD "Disclosure regarding Real Estate Agency Relationships."
B. POTENTIALLY COMPETING BUYERS AND SELLERS: Buyer and Seller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal. This disclosure may be part of a listing agreement, buyer-broker agreement or separate document (C.A.R. Form DA). Buyer understands that Broker representing Buyer may also represent other potential buyers, who may consider, make offers on or ultimately acquire the Property. Seller understands that Broker representing Seller may also represent other sellers with competing properties of interest to this Buyer.
C. CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
Listing Agent _____ (Print Firm Name) is the agent of (check one): ☐ the Seller exclusively; or ☐ both the Buyer and Seller.
Selling Agent _____ (Print Firm Name) (if not same as Listing Agent) is the agent of (check one): ☐ the Buyer exclusively; or ☐ the Seller exclusively; or ☐ both the Buyer and Seller. Real Estate Broker are not parties to the Agreement between Buyer and Seller.

18. JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:
A. The following paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Seller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addenda, and any additional mutual instructions to close the escrow: 1, 2, 4, 12, 16B, 14B, 16, 19, 24, 26B and 26C, 28, 29, 29, 32A, 33 and paragraph D of the section titled Real Estate Brokers on page 8. It is a Copy of the separate compensation agreement(s) provided for in paragraph 29 or 32A, or paragraph D of the section titled Real Estate Brokers on page 8 is deposited with Escrow Holder by Broker, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions directly from Escrow Holder and will execute such provisions upon Escrow Holder's request. To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller will execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow.
B. A Copy of this Agreement shall be delivered to Escrow Holder within 3 business days after Acceptance (or ☐ _____). Buyer and Seller authorize Escrow Holder to accept and rely on Counter and Signatures as defined in this Agreement as originals, to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder signs this Agreement.
C. Brokers are a party to the escrow for the sole purpose of compensation pursuant to paragraphs 29, 32A and paragraph D of the section titled Real Estate Brokers on page 8. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraphs 29 and 32A, respectively, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Escrow Holder shall immediately notify Brokers: (i) if Buyer's initial or any additional deposit is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; or (ii) if Buyer or Seller instruct Escrow Holder to cancel escrow.
D. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 2 business days after mutual execution of the amendment.

19. BROKER COMPENSATION FROM SELLER: If applicable, upon Close Of Escrow, Seller agrees to pay compensation to Broker as specified in a separate written agreement between Seller and Broker.

20. TERMS AND CONDITIONS OF OFFER:
This is an offer to purchase the Property on the above terms and conditions. All paragraphs with spaces for initials by Buyer and Seller are incorporated in this Agreement only if initialed by all parties. If at least one but not all parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the above confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Broker's compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

Buyer's Initials ( )
Seller's Initials ( )
Reviewed by _____ Date _____

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REVISED 10/06 (PAGE 7 OF 8)

JPMC- 000386
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CSOC.RICH.002167

Dec-18-06 02:27pm From- T-442 P.032/046 F-271

Nov 28 2006 9:09PM Dunnigan Realtors 916-452-2221 p.11

11/28/2006 14:59 KELLER WILLIAMS REALTY → 4522221

11/28/2006 14:15 KELLER WILLIAMS REALTY → 12138577159 NO.844 P.009

3622 W Charles Drive

Property Address: [illegible], CA Date: November 28, 2006

21. EXPIRATION OF OFFER: This offer shall be deemed revoked and the deposit shall be returned unless the offer is signed by Seller and a Copy of the Signed offer is personally received by Buyer, or by Charles W Thompson, Realtor, who is authorized to receive it by 5:00 PM on the third day after the offer is signed by Buyer (or, if checked, ☐ by November 28, 2006) (date), at ____ ☐ AM ☐ PM.

Date November 28, 2006 Date

Buyer Buyer

Print name Print name

22. BROKER COMPENSATION: Paid as follows:

A. Upon Close Of Escrow, Seller agrees to pay compensation to Broker as specified in a separate written agreement between Seller and Broker.

B. If compensation not paid, compensation is payable as specified in that separate written agreement.

23. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer, agrees to sell the Property on the above terms and conditions, and agrees to the above confirmations of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to deliver a Signed Copy to Buyer.

☐ (If checked, SUBJECT TO ATTACHED COUNTER OFFER, DATED ____)

Date 11/28/06 Date 11/28/06

SELLER SELLER

Print name Print name

(Initials)

(/) (Initials) acknowledges receipt of a Copy of Signed Agreement.

CONFIRMATION: For ADDITIONAL TERMS, a Copy of Signed Agreement was personally received by Buyer or Buyer's authorized agent on (date) at ☐ AM ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Seller's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is only intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.

B. Agency relationships are confirmed as stated in paragraph 2C.

C. If escrow is in paragraph 2A, Agent has submitted the offer to Buyer acknowledges receipt of deposit.

D. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Selling Firm) and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow: (i) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS; or (ii) ☐ (if checked) the amount specified in a separate written agreement (C.A.R. Form CBC) between Listing Broker and Cooperating Broker.

Real Estate Broker (Selling Firm) Keller Williams Realtor DRE Lic. # 01868383

By Charles W Thompson DRE Lic. # 01868383 Date November 28, 2006

Address 3 Dunnigan Drive Ste 200 City Sacramento State CA Zip 95842

Telephone (916) 454-2221 Fax (916) 454-2220 E-mail charlesw@kw.com

Real Estate Broker (Listing Firm) Dunnigan Realtors

By Charles Dunnigan DRE Lic. # 01025207 Date 11/28/06

Address 3 Dunnigan Drive Ste 200 City Sacramento State CA Zip 95842

Telephone 916-452-2221 Fax 916-452-2221 E-mail charlesdunnigan@yahoo.com

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, ☐) a deposit in the amount of $ ____, ____, and agrees to act as Escrow Holder subject to paragraph 20 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of this Agreement is between Buyer and Seller is ____

Escrow Holder ____ Escrow # ____

By ____ Date ____

Address

Phone/Fax/E-mail

Escrow Holder is licensed by the California Department of ☐ Corporations, ☐ Insurance, ☐ Real Estate, License # ____

☐ (If checked) REJECTION OF OFFER: No counter offer is being made. This offer was rejected by Seller on ____ (date).

Seller's Initials ____ ____

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Reviewed by ____ Date ____

RPA-CA REVISED 10/00 PAGE 8 OF 8

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 8 OF 8)

Dec 13 06 06:28p Jim Welch 408 000 007

JPMC- 000387
CONFIDENTIAL

CSOC.RICH.002168

Dec-15-06 02:21pm From- [redacted] [redacted] T-442 P.020/046 F-271

. Nov .30' 2006 7:45PM Dunnigan Realtors 916-452-2221 p.3

CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. THREE

For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date November 30, 2006, at SACRAMENTO, California.
This is a counter offer to the: ☐ California Residential Purchase Agreement, ☒ Counter Offer, or ☐ Other _____ ("Offer").
dated November 30, 2006, on property known as 3622 W. CURTIS DRIVE ("Property").
between LAURA RICHARDSON ("Buyer") and
MARK BRENAN, SHARON BRENAN ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
   A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
   B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
   C. 1) ALL TERMS OF COUNTER OFFER #ONE ACCEPT WITH THE FOLLOWING EXCEPTIONS:
      A) SELLER CREDIT TO BE $15,000.
      B) ESCROW TO CLOSE 12/30/06.
      C) INSPECTION CONTINGENCY TO BE REMOVED WITH 12 DAYS AFTER ACCEPTANCE.
      D) BUYER'S RESPONSE TIME EXTENDED TO 11/30/06 AT 5:00 P.M.
      2) SELLER'S RESPONSE TIME FOR COUNTER OFFER #TWO EXTENDED TO 11/30/06 AT 10:00 P.M.
   D. The following attached Supplements are incorporated into this Counter Offer: ☐ Addendum No. _____
   ☐
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or CHARLENE KINSLEY who is authorized to receive it, by 5:00 PM on the third Day after this Counter Offer is made or, (if checked) by ☒ December 1, 2006 (date), at 12:00 ☐ AM ☒ PM. This Counter Offer may be executed in counterparts.
4. ☐ (If checked) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by _____, who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by ☐ _____ (date), at ☐ AM ☐ PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.
5. OFFER: I (BUYER OR SELLER) MAKE THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
   [redacted] Date November 30, 2006
   [redacted] Date November 30, 2006
6. ACCEPTANCE: I/WE accept the above Counter Offer (if checked ☒ SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
   [redacted] Date 12/1/06 Time 10:05 ☒ AM ☐ PM
   [redacted] Date _____ Time _____ ☐ AM ☐ PM
7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
   NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)
   _____ Date _____ Time _____ ☐ AM ☐ PM
   _____ Date _____ Time _____ ☐ AM ☐ PM
8. (MS) (initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) 12/1/06 at _____ ☒ AM ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

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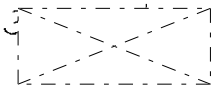
Reviewed by _____ Date _____

Agent: Charlene Singley Phone: (916)404-3700 Fax: (916)737-6235 Prepared using WinForms® software
Broker: Dunnigan Assoc 4215 Freeport Blvd , Sacramento CA 95822

Dec 13 06 08:29p Jim Weber

Connie w/ Keller Williams -



JPMC- 000388
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Dec-18-06 02:21pm From- T-442 P.021/048 F-271

Nov 30 2006 7:45PM Dunnigan Realtors 916-452-2221 p.2

11/30/2006 15:20 KELLER WILLIAMS REALTY → 4522221 NO.864 P002

NOV/30/2006/THU 01:58 PM LA COSTA RESORT&SPA FAX No. 7608047475 P. 002

11/30/2006 12:52 KELLER WILLIAMS → 17609387878 NO.864 P002

CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. 4

For use by Buyer or Seller. May be used for Seller's Counter Offer to Buyer's Counter Offer. (C.A.R. Form COA, Revised 10/06)

Date November 30, 2006 at _____ [illegible]

This is a counter offer to the ☐ California Residential Purchase Agreement, ☒ Counter Offer, or ☐ other _____ [illegible]

dated November 28, 2006 on property known as 6621 W Eastside Drive [illegible]

between Kenneth Dunnigan [illegible] ("Buyer") and

Marc and Deborah Weiner ("Seller").

1. THANK the terms and conditions of the above referenced document are accepted subject to the following:
   a. Paragraph 2c (for Other that applies initially to all parties) but not to be included by all parties, are excluded from the final agreement and is conditionally approved for inclusion in paragraph 1C of this or another Counter Offer.
   b. Unless otherwise agreed in writing, close escrow and loan proceeds will be adjusted to the same proration as in the original offer.
   c. [illegible]
   d. The following attached documents are incorporated into this Counter Offer: ☐ Addendum No. _____
   ☐ _____
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or to accept any other offer at any time prior to notification of acceptance, as described in Paragraph 3. Prior to a Counter Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposit returned if not signed by the Buyer or Seller to whom it is sent and a copy of such Counter Offer is personally delivered or sent to the Buyer or Seller making the Counter Offer or Counter Counter Offer by 11:59 PM on November 30, 2006.
4. ☐ CONTINUE FOR NEW COUNTER OFFER: Seller is making a Counter Offer to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is accepted by the prospective Buyer to Seller in paragraph 1 above and a copy of the Counter Offer signed by prospective Buyer is personally delivered to Seller or to Seller's agent who is authorized to receive it, by 5:00PM ☐ AM ☐ PM on the third Day after this Counter Offer is signed by Buyer.
5. OFFER TO PURCHASE: Buyer hereby accepts the terms of this Counter Offer on the terms above and acknowledges receipt of a copy.
   Date November 30, 2006 Time _____ ☐ AM ☐ PM
6. ACCEPTANCE: Seller accepts the above Counter Offer on the terms above. SUBJECT TO THE ATTACHED COUNTER OFFER No. 4
   Date 11/30/06 Time 5:50 ☐ AM ☒ PM
   Date 11/30/06 Time 5:50 ☐ AM ☒ PM
   Date _____ Time _____ ☐ AM ☐ PM
   Date _____ Time _____ ☐ AM ☐ PM

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REVISED 10/06 (PAGE 1 OF 1)

COUNTER OFFER (CO PAGE 1 OF 1)

JPMC- 000389
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CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. ONE

The following terms and conditions are hereby incorporated in and made a part of the: ☒ Residential Purchase Agreement, ☐ Manufactured Home Purchase Agreement, ☐ Business Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Vacant Land Purchase Agreement, ☐ Residential Income Property Purchase Agreement, ☐ Commercial Property Purchase Agreement, ☐ Other _____

dated November 28, 2006, on property known as 3422 W. CURTIS DRIVE, SACRAMENTO,

in which LAURA RICHARDSON is referred to as ("Buyer/Tenant") and MARK HELMER, SHARON HELMER is referred to as ("Seller/Landlord").

1) SALES PRICE TO BE $425,000.00 [illegible]

2) REGARDING $10,000 SELLER CREDIT, BUYER TO PROVIDE SELLER UNDERWRITER APPROVAL OF THE LOAN AND THE CREDIT OR REPAIRS TO BE RECEIVED. BUYER AND ESCROW TO SHOW THE CREDITS OR REPAIRS ANTICIPATED RECEIVED BY BUYER ON SPR NHD-1 AND RELATED SETTLEMENT DOCUMENTS. BUYER TO PROVIDE A K-9 FIRM TO SELLER. SELLER WILL PROVIDE A 1099 FORM FOR THE TAX AND THE BUYER AT CLOSE OF ESCROW.

3) ESCROW OPENED AT STEWART TITLE, 730 ALHAMBRA BLVD., STE. 200, SACRAMENTO, NICKI DAVIS, #4700-39870.

4) PRE-APPROVAL LETTER TO BE PROVIDED BY 12/20/06. LOAN TO BE AT REVISED INTEREST RATES AND TERMS.

5) SELLER AGREES TO PROVIDE A PEST REPORT ON GARAGE AND DECK, HOWEVER, BOTH ACCEPTED IN CURRENT CONDITION. SELLER RESERVES RIGHT TO APPROVE PEST REPORT.

6) INSPECTION CONTINGENCY TO BE REMOVED WITHIN 10 DAYS AFTER ACCEPTANCE.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 12/1/06 — Buyer/Tenant [signature] LAURA RICHARDSON

Buyer/Tenant _____

Date November 28, 2006 — Seller/Landlord [signature] MARK HELMER

Seller/Landlord [signature] SHARON HELMER

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Reviewed by Broker or Designee _____ Date _____

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CSOC.RICH.002171

CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. ONE

For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date November 28, 2006 at SACRAMENTO, California.

This is a counter offer to the: [X] California Residential Purchase Agreement, [ ] Counter Offer, or [ ] Other _____ ("Offer").

dated November 28, 2006, on property known as 3622 W. CURTIS DRIVE ("Property").

between LAURA RICHARDSON ("Buyer") and

MARK BRUNER, SHARON BRUNER ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
   A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
   B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
   C. SEE ATTACHED COUNTER NO. ONE
   D. The following attached supplements are incorporated into this Counter Offer: [X] Addendum No. ONE
   [ ] [ ]
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3, if this is a Seller Counter Offer. Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or MARKETING STUDIOS who is authorized to receive it, by 5:00 PM on the third Day after this Counter Offer is made or, (if checked) by [X] November 29, 2006 (date), at 10:00 [ ] AM [X] PM. This Counter Offer may be executed in counterparts.
4. [ ] (If checked) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-signed by Seller in paragraph 7 below and a Copy of the Counter Offer signed in paragraph 7 is personally received by Buyer or by _____, who is authorized to receive it, by 5:00PM on the third day after this Counter Offer is made or, (if checked) by [ ] _____ (date), at _____ [ ] AM [ ] PM. Prior to the completion of all of these events Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.
5. OFFER: [X] BUYER OR [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
   BUYER _____ Date November 28, 2006
   SELLER MARK BRUNER SELLER SHARON BRUNER Date November 28, 2006
6. ACCEPTANCE: I/WE accept the above Counter Offer (If checked [X] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
   X _____ Date 12/1/06 Time _____ [X] AM [ ] PM
   X _____ Date _____ Time _____ [ ] AM [ ] PM
7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
   NOTE TO SELLER: Do NOT sign in this line until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)
   _____ Date _____ Time _____ [ ] AM [ ] PM
   _____ Date _____ Time _____ [ ] AM [ ] PM
8. (12/1/06) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) 12/1/06 at _____ [X] AM [ ] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

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Reviewed by _____ Date _____

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Agent: Charlene Singley Phone: (916)454-8763 Fax: (916)737-9295 Prepared using WINForms® software
Broker: Dunnigan Assoc 4215 Freeport Blvd , Sacramento CA 95822

Dec 13 06 05:24p JIB WATER

JPMC- 000391
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CSOC.RICH.002172

Dec-18-06 02:23pm From- T-442 P.024/046 F-271

NOV/30/2006/THU 01:58 PM LA COSTA RESORT&SPA FAX No. 7608047475 P. 002

11/30/2006 12:52 KELLER WILLIAMS + 17609387070 NO.611 P002

CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. 6

For use by Seller or Buyer. May be used for multiple counter offers.
(C.A.R. Form CO, Revised 10/04)

Date November 30, 2006, at Sacramento, California.
This is a counter offer to the: ☐ California Residential Purchase Agreement, ☒ Counter Offer, or ☐ Other _____ ("Offer").
related November 28, 2006, on property known as 3872 F Cassia Drive ("Property").
between Jason Richardson ("Buyer") and
Rick and Sharon Salmas ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
   A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are stricken from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
   B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
   C. 1. Sale price to be $535,000
      2. Buyer requests $15,000 seller credit for closing costs and upgrades
      3. Buyer will provide written underwriter approval of loan and seller credit
      4. Buyer to provide B-2 to seller
      5. Escrow to close on 12/15/2006
      6. Inspection contingency to be removed in 12 days after acceptance
      7. Escrow to be opened at Stewart Title, 750 Alameda Blvd, San Carlos Miles Davis
   D. The following attached supplements are incorporated into this Counter Offer: ☐ _____ ☐ Addendum No. _____
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposit, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or Gerald E. Rosenberg, Esq. Esq. who is authorized to receive it, by 5:00 PM on the third Day after this Counter Offer is made or, (if checked) by ☒ November 30, 2006 (date), at ☐ _____ ☐ AM ☐ PM. This Counter Offer may be signed in counterparts.
4. ☐ (If checked) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective Buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subject only re-signed by Seller for paragraph 7 below and a Copy of the Counter Offer signed in paragraph 7 is personally received by Buyer or by _____, who is authorized to receive it, by 5:00 PM on the third Day after this Counter Offer is made or, (if checked) by ☐ _____ (date), at ☐ AM ☐ PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.
5. OFFER: ☒ SUBJECT TO SELLER MAKING THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGED RECEIPT OF A COPY.
   Date November 30, 2006
   Buyer _____ Date _____
6. ACCEPTANCE: I/We accept the above Counter Offer (if checked ☐ SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
   Date _____ Time _____ ☐ AM ☐ PM
   Date _____ Time _____ ☐ AM ☐ PM
7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
   NOTE TO SELLER: DO NOT SIGN in this box until the Buyer's signature in paragraph 5 applies only if paragraph 4 is checked.
   Seller _____ Date _____ Time _____ ☐ AM ☐ PM
   Seller _____ Date _____ Time _____ ☐ AM ☐ PM
8. [illegible] Counter Offer, the Buyer's or Buyer's authorized agent's signature in paragraph 5 applies only if paragraph 4 is checked. Sign as checked in paragraph 4 or above.
   Buyer _____ Date _____ ☐ AM ☐ PM. A binding Agreement is created when a Copy of signed Acceptance is personally received by the person making the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this Counter Offer is not legally required in order to create a binding Agreement. It is only intended to evidence the date that confirmation of Acceptance has occurred.

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THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Broker or Designee _____ Date _____

Agents NW Phone: (916) 244-5000 Fax: (916) 244-5000 Supervised owing Keller Williams realty
Broker: Keller Williams Realty 391 Howe Av., Sacramento CA 95828

Dec 13 06 05:24p Jim Nelson

JPMC- 000392
CONFIDENTIAL

If you want information about coverage or need assistance to resolve complaints, please call our toll free number: 1-800-729-1902. If you make a claim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions and Stipulations.

Visit our World-Wide Web site at: http://www.stewart.com

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE
GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
   (a) arising from any improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
   (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens;
9. Any assessments for street improvements under construction or completed at Date of Policy not excepted in Schedule B which now have gained or hereafter may gain priority over the lien of the insured mortgage.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Security of Contract

STEWART TITLE
GUARANTY COMPANY

Chairman of the Board

President

Countersigned by:

Authorized Signatory

Company RM Hoffman
STEWART TITLE OF SACRAMENTO
City, State CARMICHAEL, CALIFORNIA 95608

Page 1 of Policy Serial No. CL-1519-1398252

152 (REV. 10-17-92)

ALTA LOAN POLICY (10-17-92)
With ALTA Endorsement - Form 1 Coverage

JPMC- 000393
CONFIDENTIAL

CSOC.RICH.002174

CSOC.RICH.002175

JPMC-000394
CONFIDENTIAL

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material); or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.

7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

   (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or

   (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or

   (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:

      (i) to timely record the instrument of transfer; or

      (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A. The term "insured" also includes

(i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);

(ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;

(iii) the parties designated in Section 2(a) of these Conditions and Stipulations.

(b) "insured claimant": an insured claiming loss or damage.

(c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which import constructive notice of matters affecting the land.

(d) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States district court for the district in which the land is located.

(g) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE.

(a) **After Acquisition of Title.** The coverage of this policy shall continue in force as of Date of Policy in favor of (i) an insured who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.

(b) **After Conveyance of Title.** The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

(c) **Amount of Insurance:** The amount of insurance after the acquisition or after the conveyance shall in neither event exceed the least of:

(i) the Amount of Insurance stated in Schedule A;

(ii) the amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or

(iii) the amount paid by any governmental agency or governmental instrumentality, if the agency or instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

STEWART TITLE GUARANTY COMPANY
STEWART TITLE OF SACRAMENTO
6700 FAIR OAKS BLVD., STE B, CARMICHAEL, CA 95608
(916) 484-6990
TRANS CODE 3.1B2

SCHEDULE "A"

ORDER NUMBER: 17-003957

PREMIUM: $705.98

DATE OF POLICY: JANUARY 10, 2007 @ 2:59 P.M.

POLICY NUMBER:

AMOUNT OF INSURANCE: $535,001.00

LOAN NUMBER: RICHARDSON, LAURA

1. **NAME OF INSURED:**

   WELLS FARGO BANK, A FEDERAL ASSOCIATION

2. **THE ESTATE OR INTEREST IN THE LAND WHICH IS ENCUMBERED BY THE INSURED MORTGAGE IS:**

   A FEE

3. **TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:**

   LAURA RICHARDSON, AN UNMARRIED WOMAN

4. **THE INSURED MORTGAGE AND ASSIGNMENTS THEREOF, IF ANY, ARE DESCRIBED AS FOLLOWS:**

   Deed of Trust to secure an indebtedness of $535,001.00, dated January 4, 2007, recorded January 10, 2007, in Book 2007-01-10, Page 1818, Official Records.

   Trustor: LAURA RICHARDSON, AN UNMARRIED WOMAN
   Trustee: California Reconveyance Company, a California corporation
   Beneficiary: Wells Fargo Bank, N.A., A Federal Association , which is organized and existing under the laws of The United States of America

5. **THE LAND REFERRED TO IN THIS POLICY IS IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:**

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Lot 259 as shown on the official "Plat of South Curtis Oaks Subdivision No. 6", filed in the office of the County Recorder of Sacramento County, February 10, 1927 in Book 19 of Maps, Map No. 18.

Apn:

SCHEDULE "B"
PART I

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

A. General and Special Taxes for the Fiscal Year 2006-2007, and any assessments and charges collected therewith,

1st Installment $451.48	PAID
2nd Installment $451.48	Open - Due February 1, 2007 Delinquent April 10, 2007

Parcel No. [redacted] Asst. No. 06232994 Code Area 03-005
Land $16,666.00 Improvements $60,902.00 Exemptions $7,000.00

Included in the above Taxes, in the amount of $67.12, for the Sacto City Lighting & Landscaping.

Included in the above Taxes, in the amount of $27.32, for the City Library Services AD #96-02.

Included in the above Taxes, in the amount of $19.08, for the Sacramento Area Flood Control.

Included in the above Taxes, in the amount of $10.50, for the CSA 1 Lights City Elk Grove Zone 4.

B. The Lien of Special Assessments, assessed pursuant to the procedures of the Mello-Roos Community Facilities Act of 1982 and/or the Landscaping & Lighting Act of 1972, amounts are included and collected with the Taxes shown herein.
PAID CURRENT

C. The Lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 3.5, Revenue and Taxation Code, Section 75 et seq.
PAID CURRENT

D. Any possible outstanding charges for utility services. Amounts may be obtained by contacting the City and/or County of Sacramento's Utility Services and Billing Department.
PAID CURRENT

1. Dedications as set forth and shown on the official map of South Curtis Oaks No. 6, in Book 19, at Page 18, as follows:

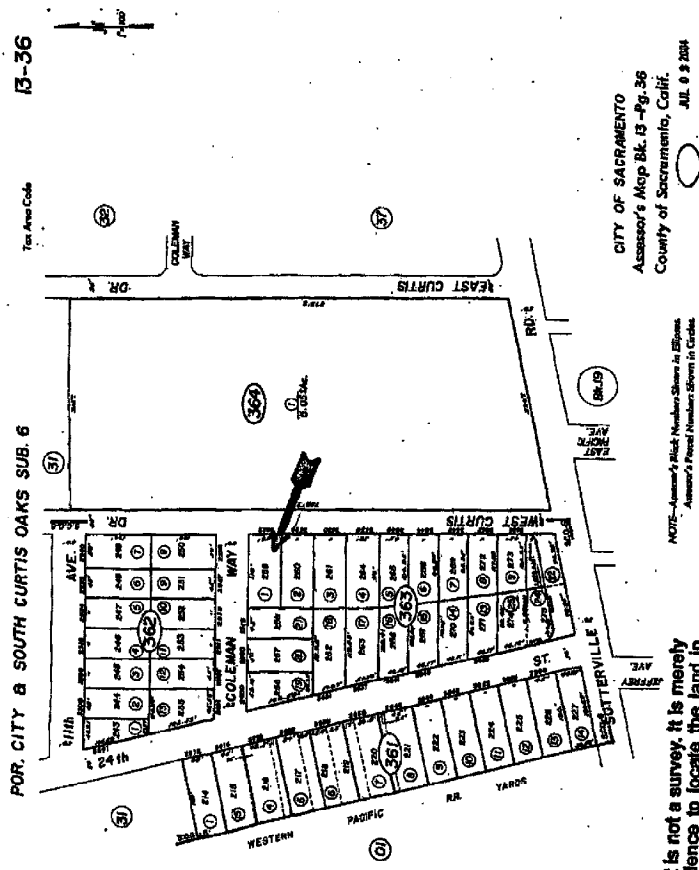
   a. Utility easements over the Westerly 3 feet.

ALTA LOAN POLICY
WITH STREET IMPROVEMENT ASSESSMENT COVERAGE
1524 (REV. 6/87)

SCHEDULE "B"
PART II

IN ADDITION TO THE MATTERS SET FORTH IN PART I OF THIS SCHEDULE, THE TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE A IS SUBJECT TO THE FOLLOWING MATTERS, IF ANY BE SHOWN, BUT THE COMPANY INSURES THAT THESE MATTERS ARE SUBORDINATE TO THE LIEN OF CHARGE OF THE INSURED MORTGAGE UPON ESTATE OR INTEREST:

NONE



Description: Sacramento,CA Assessor Map 13.36 Page: 1 of 1
Order: CH-10-16-2006 02-26-01 PM Comment: MAPS

JPMC- 000399
CONFIDENTIAL

CSOC.RICH.002180

JPMC- 000400
CONFIDENTIAL

ENDORSEMENT ATTACHED TO AND MADE A PART
OF MORTGAGEE'S POLICY OF TITLE INSURANCE
SERIAL NUMBER CL-1519-1398252 ISSUED BY

STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

Number: **Charge $ 25.00**

The insurance afforded by this endorsement is only effective if the land is used or is to be used primarily for residential purposes.

The Company insures the insured against actual loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

(a) any environmental protection lien which, at the Date of Policy, is recorded in those public records established under state statutes at the Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchases for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, except as set forth in Schedule B; or

(b) any environmental protection lien provided for by any state statute in effect at the Date of Policy, except environmental protection liens provided for by the following state statutes: NONE

For the purposes of this paragraph (b), a statute shall be deemed a "state statute" only insofar as it provideds for an environmental protection lien arising or created by reason of matters other than those listed under "Excluded Matters" below.

EXCLUDED MATTERS

I. plant diseases, pests, or rodents;
II. water drainage or flood control, mining rectamation, weed abatement, or unfit buildings (where the applicable statutory provisions do not expressly relate to pollution or to hazardous or toxic wastes or substances);
III. snow or ice removal
IV. charges, taxes or assessments authorized by any state statute to be imposed by local political subdivisions or districts of the state (except where such charges, taxes or assessments, by express provisions of the applicable statute, relate to pollution or to hazardous or toxic wastes or substances).

This Endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior Endorsement thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior Endorsements, nor does it extend the effective date of the policy and any prior Endorsements, nor does it increase the face amount thereof.

Signed under seal for the Company, but this Endorsement is to be valid only when it bears an authorized countersignature.

STEWART TITLE
GUARANTY COMPANY

Chairman of the Board

Countersigned

Authorized Signatory
STEWART TITLE OF SACRAMENTO
Company
CARMICHAEL, CALIFORNIA 95608

President

ALTA ENDORSEMENT – FORM 8.1 (ENVIROMENTAL PROTECTION LIEN)

JPMC- 000401
CONFIDENTIAL

CSOC.RICH.002182

ENDORSEMENT ATTACHED TO AND MADE A PART
OF MORTGAGEE'S POLICY OF TITLE INSURANCE
SERIAL NUMBER CL-1519-1398252 ISSUED BY

STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

Number: Charge $-0-

The Company hereby insures the owner of the indebtedness secured by the insured mortgage against actual loss or damage which the insured shall sustain by reason of the failure of (i) a

SINGLE FAMILY RESIDENCE

known as

3622 WEST CURTIS DRIVE
SACRAMENTO, CALIFORNIA 95818

to be located on the land at Date of Policy, or (ii) the map attached to this policy to correctly show the location and dimensions of the land according to the public records.

This Endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior Endorsement thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior Endorsements, nor does it extend the effective date of the policy and any prior Endorsements, nor does it increase the face amount thereof.

Signed under seal for the Company, but this Endorsement is to be valid only when it bears an authorized countersignature

STEWART TITLE
GUARANTY COMPANY

Chairman of the Board
Countersigned

Authorized Signatory
STEWART TITLE OF SACRAMENTO
Company
CARMICHAEL, CALIFORNIA 95608

President

CLTA FORM 116

JPMC- 000402
CONFIDENTIAL

CSOC.RICH.002183

ENDORSEMENT ATTACHED TO AND MADE A PART
OF MORTGAGEE'S POLICY OF TITLE INSURANCE
SERIAL NUMBER CL-1519-1398252 ISSUED BY

STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

Number : Charge $ -0-

The Company hereby insures the owner of the indebtedness secured by the insured mortgage against actual loss or damage which the insured shall sustain by reason of:

1. The existence of any of the following:
   (a) "covenants", "conditions", or "restrictions" under which the lien of the mortgage referred to in Schedule A can be cut off, subordinated, or otherwise impaired;
   (b) Present violations on the land of any enforceable "covenants", "conditions", or "restrictions";
   (c) Except as shown in Schedule B, encroachments of buildings, structures, or improvements located on the land onto adjoining lands, or any encroachments onto the land of buildings, structures or improvements located on adjoining lands.

2. (a) Any future violations on the land of any "covenants", "conditions", or "restrictions" occurring prior to acquisition of title to the estate or interest referred to in Schedule A by the insured, provided such violations result in impairment or loss of the lien of the mortgage referred to Schedule A, or result in impairment or loss of title to the estate or interest referred to in Schedule A if the insured shall acquire such title in satisfaction of the indebtedness secured by the insured mortgage;
   (b) Unmarketability of the title to the estate or interest referred to in Schedule A by reason of any violations on the land, occurring prior to acquisition of title to the estate or interest referred to in Schedule A by the insured, of any "covenants", "conditions", or "restrictions".

3. Damage to existing improvements, including lawns, shrubbery or trees
   (a) Which are located or encroach upon that portion of the land subject to any easement shown in Schedule B, which damage results from the exercise of the right to use or maintain such easement for the purposes for which the same was granted or reserved;
   (b) Resulting from the exercise of any right to use the surface of the land for the extraction or development of the minerals excepted from the description of the land or shown as a reservation in Schedule B.

4. Any final court order or judgment requiring removal from any land adjoining the land of any encroachment shown in Schedule B.

Wherever in this endorsement any or all of the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms "covenants", "conditions", or "restrictions" contained in any lease.
For purposes of this endorsement, the words "covenants", "conditions", or "restrictions" shall not be deemed to refer to or include any "covenants", "conditions", or "restrictions" relating to environmental protection, except to the extent that a notice of a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy and is not excepted in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

STEWART TITLE
GUARANTY COMPANY

Chairman of the Board

Countersigned:

Authorized Signatory

STEWART TITLE OF SACRAMENTO
Company
CARMICHAEL, CALIFORNIA 95608

President

CLTA FOR 100

JPMC- 000403
CONFIDENTIAL

CONDITIONS AND STIPULATIONS Continued
(continued from reverse side of Policy Face)

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or

(ii) to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of either of the options provided for in paragraphs a(i) or (ii), all liability and obligations to the insured under this policy, other than to make the payment required in those paragraphs, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION AND EXTENT OF LIABILITY.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2(c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

(continued and concluded on reverse side)

JPMC- 000404
CONFIDENTIAL

CSOC.RICH.002185

conditions and stipulations continued and concluded

8. LIMITATION OF LIABILITY.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title or to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy, except construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto. However, any payments made prior to the acquisition of title to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of the insurance afforded under this policy except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company except as provided in Section 2(a) of these Conditions and Stipulations.

10. LIABILITY NONCUMULATIVE.

If the insured acquires title to the estate or interest in satisfaction of the indebtedness secured by the insured mortgage, or any part thereof, it is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy.

11. PAYMENT OF LOSS.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. SUBROGATION UPON PAYMENT OR SETTLEMENT.

(a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

(b) The Insured's Rights and Limitations.

Notwithstanding the foregoing, the owner of the indebtedness secured by the insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of the insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of the insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. ARBITRATION

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is $1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. SEVERABILITY.

In the event any provision of this policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029. If you will send a copy of the policy, it will expedite and aid the prompt handling of claims hereunder.

JPMC- 000405
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TPOL OTHER

JAN-03-2007 WED 12:45 FAX NO. P. 06
01-03-07 11:08am From-Stewart Title / Alhambra 916 492 7229 T-744 P.002/017 F-002

stewart
title of sacramento

730 Alhambra Blvd, #102,
Sacramento, CA 95816
Phone (916)- 492-7229
Fax (916)- 492-7229

I HAVE HAVE READ AND RECEIVED A COPY OF THIS DOCUMENT

Preliminary Report

Issued For: The Sole Use Of:
- Durrington Associates
- Hank & Sharon Hermer

Escrow Officer: Nikki Davis
Our Order No.: [redacted]
1st Amend
References:

Property Address:
3622 West Turtle Drive, Sacramento, California 95816

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit "A" of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Dated as of Wednesday 01-03-2007 at 7:00 a.m.

Title Officer
PB/ck ++ NC

CLTA Preliminary Report (Effective 1-1-84)

CONDITION 3

JPMC- 000406
CONFIDENTIAL

Order Number: 17-003857

Schedule A

The form of policy of title insurance contemplated by this report is:

CLTA STANDARD
ALTA LENDERS

The estate or interest in the land hereinafter described or referred to covered by this Report is: A Fee

Title to said estate or interest at the date hereof is vested in:

Mark S. Heimer and Sharon L. Heimer, trustees of the Heimer Family Revocable Trust

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

JPMC- 000407
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JAN-03-2007 WED 12:4[redacted] FAX NO. [redacted] P. 08
01-03-07 11:01am From-Stewart Title / Alhambra 818 492 7239 T-744 P.004/017 F-092

Exhibit "A"
Legal Description

Lot 239 as shown on the official "Plat of South Curtis Oaks Subdivision No. 6", filed in the office of the County Recorder of Sacramento County, February 10, 1927 in Book 18 of Maps, Map No. 18

APN: [redacted]

JPMC- 000408
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CSOC.RICH.002189

Order Number: 17-003957

Schedule B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this report would be as follows:

A. General and Special Taxes for the Fiscal Year 2006-2007, and any assessments and charges collected therewith.

1st Installment $451.46	Open - Due November 1, 2006 Delinquent December 10, 2006
2nd Installment $451.46	Open - Due February 1, 2007 Delinquent April 10, 2007

Parcel No. [redacted] Asst. No. 08232894 Code Area 03-005
Land $18,668.00 Improvements $80,902.00 Exemptions $7,000.00

Included in the above Taxes, in the amount of $87.12, for the Sacto City Lighting & Landscaping.

Included in the above Taxes, in the amount of $27.33, for the City Library Services AD #96-02

Included in the above Taxes, in the amount of $19.08, for the Sacramento Area Flood Cont rol.

Included in the above Taxes, in the amount of $16.50, for the CSA 1 Lights City Elk Grove Zone 4

B. The Lien of Special Assessments, assessed pursuant to the procedures of the Mello-Roos Community Facilities Act of 1982 and/or the Landscaping & Lighting Act of 1972, amounts, are included and collected with the Taxes shown herein.

C. The Lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 3.5, Revenue and Taxation Code, Section 75 et seq.

D. Any possible outstanding charges for utility services. Amounts may be obtained by contacting the City and/or County of Sacramento's Utility Services and Billing Department.

1 Dedications as set forth and shown on the official map of South Curtis Oaks No. 6, in Book 18, Page 16, as follows:

a. Utility easements over the Westerly 3 feet.

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Exceptions (Continued...) Order Number: 17-063957

2. Deed of Trust to secure an indebtedness of $507,500.00, dated January 19, 2006, recorded January 25, 2006, in Book 20060125, Page 2126, Official Records.

Trustor: Mark S. Helmer and Sharon L. Helmer, husband and wife as joint tenants
Trustee: Fidelity National Title Insurance Co
Beneficiary: IndyMac Bank, F.S.B., a federally chartered savings bank
Loan No: [illegible]
Address: 165 North Lake Avenue, Pasadena, CA 91101

3. Deed of Trust to secure an indebtedness of $71,800.00, dated January 19, 2006, recorded January 25, 2006, in Book 20060125, Page 2127, Official Records.

Trustor: Mark S. Helmer and Sharon L. Helmer, husband and wife as joint tenants
Trustee: Fidelity National Title Insurance Co
Beneficiary: IndyMac Bank, F.S.B., a federally chartered savings bank
Loan No. [illegible]
Address: 165 North Lake Avenue, Pasadena, CA 91101

4. The terms and conditions of the Trust Agreement under which the vestee herein holds title, which Trust is referred to in the Deed to Vestee herein recorded March 8, 2005, in Book 2005 X309, of Official Records at Page 832, designating Grantee as Mark S. Helmer and Sharon L. Helmer, trustees of the Helmer Family Revocable Trust.

Note: We find no Trust Agreement of record. Please submit a copy of trust to title department prior to closing.

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Notes: If this property lies within the city limits of Sacramento, it is subject upon sale to a tax of .00275 of the value of consideration. The failure to pay will result in the tax being added to the Ad ure property tax bills

According to these public records under the recording laws impart constructive notice to the title to the land described herein, the following matters constitute the chain of title for the thirty- six month period preceding the date hereof:

- Trust Transfer Deed executed by Mark S. Heimer and Sharon L. Heimer, husband and wife as joint tenants to Mark S Heimer and Sharon L. Heimer, trustees of the Heimer Family Revocable Trust recorded March 6, 2006, in Book 20060306, Page 592, Official Records.

Buyer's Note: If an Alta Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following exceptions from coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservation or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records
4. Any easements or liens not shown by the public records This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

Lender's Note: If a 1970 Alta Lender's Policy form has been requested, the policy, when and if an owner for language, will either be endorsed to add the following language or an endorsement will be added in Schedule B, Part I as follows:

Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

(a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:

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(i) to timely record the instrument of transfer; or
(ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Approval for the issuance of the 1970 Alta Lender's Policy form must be requested and approved prior to close of escrow. all other forms of policies that are authorized to be issued are = 1992 Policies only.

Note California "Good Funds" Law

Effective January 1, 1999, California Insurance Code Section 12413.1 (Chapter 598, statutes of 1998), prohibits a title insurance company, controlled escrow company or underwriter title company from disbursing funds from an escrow or sub-escrow account, (except for funds deposited by wire transfer electronic payment or cash) until the day these funds are made available to the depositor pursuant to Part 229 Of Title 12 of the code of Federal Regulations, (Reg. CC). Items such as cashier's, certified or teller's checks may be available for disbursement on the business day following the business day of deposit; however, other forms of deposits may cause extended delays in closing the escrow or sub-escrow.

"Stewart Title Of Sacramento will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by State Law"

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Lenders Supplemental Report

This report (including any supplements or amendments thereto) is hereby modified and or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association Loan Form Policy as follows:

( ) ALTA Inspection report to follow

( ) A physical inspection has been made and no survey will be required. Our ALTA Policy when issued will include Indorsement No. 116

(X) Said and is also known as

3922 West Curtis Drive, Sacramento, California 95819

State of California, County of Sacramento, City of Sacramento

JPMC- 000413
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CLTA Preliminary Report Form

Exhibit A (Rev. 6/2/86)
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at date of policy, but not excluding from coverage any taking which has occurred prior to date of policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at date of policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the company, not recorded in the public records at date of policy, but known to the insured claimant and not disclosed in writing to the company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to date of policy; or

   (e) resulting in loss or damage which would not have been sustained in the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy

4. (a) Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at date of policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws

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CLTA Preliminary Report Form

EXCEPTIONS FROM COVERAGE-SCHEDULE B, PART I

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

CALIFORNIA LAND TITLE ASSOCIATION
HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/93)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
   a. building
   b. zoning
   c. land use
   d. improvements on the land
   e. land division
   f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation appears in the public records at the policy date.

This exclusion does not limit the coverage described in covered risks 14, 16, 19, 17 or 24.

2. The failure of your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the public records at the policy date.
3. The right to take the land by condemning it, unless:
   a. a notice of exercising the right appears in the public records at the policy date; or
   b. the taking happened before the policy date and is binding on you if you bought the land without knowing of the taking.

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4 Risks:

a. that are created, allowed, or agreed to by you, whether or not they appear in the public records;

b. that are known to you at the policy date, but not to us, unless they appear in the public records at the policy date;

c. that result in no loss to you; or

d. that first occur after the policy date – this does not limit the coverage described in covered risk 7,8,d, 22,23, 24, or 25.

5. Failure to pay value for your title.

6. Lack of a right:

a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

b. in streets, alleys or waterways that touch the land

This Exclusion does not limit the coverage described in covered risk 11 or 18.

AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

a. land use
b. improvements on the land
c. land division
d. environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at policy date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of covered title risks.

2 The right to take the land by condemning it, unless:

a. a notice of exercising the right appears in the public records

b. on the policy date

c. the taking happened prior to the policy date and is binding on you if you bought the land without knowing of the taking

3 Title Risks:

a. that are created, allowed, or agreed to by you

b. that are known to you, but not to us, on the policy date – unless they appeared in the public records

c. that result in no loss to you

d. that first affect your title after the policy date – this does not limit the labor and materialmen's lien coverage in Item 8 of Covered Title Risks

4 Failure to pay value for your title

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CLTA Preliminary Report Form

5 Lack of a right:

a. to any land outside the area specifically described and referred to in Item 3 of Schedule A

b. in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

AMERICAN LAND TITLE ASSOCIATION LOA POLICY (10-17-92)
WITH ALTA ENDORSEMENT FORM 1 COVERAGE
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY
(10-17-92)
WITH ALTA ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulations (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at date of policy, but not excluding from coverage any taking which has occurred prior to date of policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

(a) created, suffered, assumed or agreed to by the insured claimant;

(b) not known to the company, not recorded in the public records at date of policy, but known to the insured claimant and not disclosed in writing to the company by the insured claimant prior to the date the insured claimant became an insured under this policy

(c) resulting in no loss or damage to the insured claimant

(d) attaching or created subsequent to date of policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or

(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at date of policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.

JPMC- 000417
CONFIDENTIAL

CLTA Preliminary Report Form

6 Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

8 Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to date of policy and i. not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at date of policy the insured has actually or is obligated to advance.

7 Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

(i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or

(ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or

(iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure

(a) to timely record the instrument of transfer; or

(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either standard coverage or extended coverage. In addition to the above exclusions from coverage, the exceptions from coverage in a standard coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1 Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2 Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3 Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

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CLTA Preliminary Report Form

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
AND
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY
(10-17-92)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at date of policy

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation of alleged violation affecting the land has been recorded in the public records at date of policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at date of policy, but not excluding from coverage any taking which has occurred prior to date of policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the company, not recorded in the public records at date of policy, but known to the insured claimant and not disclosed in writing to the company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to date of policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or

   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:

   (a) to timely record the instrument of transfer; or

   (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either standard coverage or extended coverage. In addition to the above exclusions from coverage, the exceptions from coverage in a standard coverage policy will also include the following General Exceptions

JPMC- 000419
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CLTA Preliminary Report Form

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of :

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

JPMC- 000420
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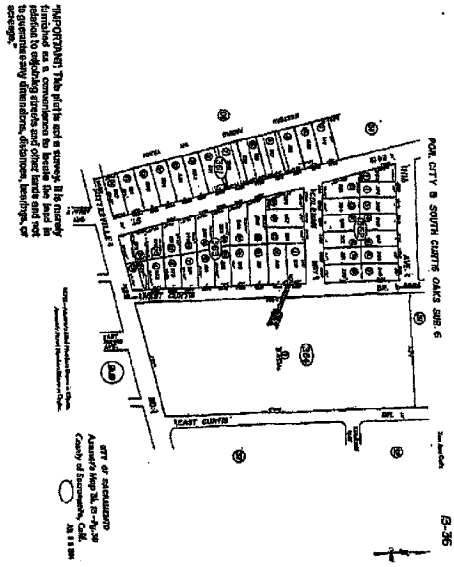
Document: SCR-Sacramento CA Assessor Map 13 36 Page: 1 of 1
Order: CH-10-16-2006 02:26:07 PM Comment: MAPS



JPMC- 000421
CONFIDENTIAL

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name: Laura Richardson — SSN: [redacted]
Co-Borrower Name: — SSN:
Property Address: 3622 Curtis Dr., Sacramento, CA 95816

UNDERWRITING

Property Type
- ☐ 1 unit
- ☐ 2-4 units
- ☐ Condominium
- ☐ PUD ☐ Co-op
- ☐ Manufactured Housing
  - ☐ Single Wide
  - ☐ Multiwide

Project Classification

Freddie Mac	Fannie Mae
☐ III Condo	☐ P Limited Review New ☐ E PUD ☐ 1 Co-op
☐ II Condo	☐ D Limited Review Est. ☐ F PUD ☐ 2 Co-op
☐ I Condo	☐ R Expedited New
	☐ S Expedited Est.
	☐ T Fannie Mae Review
	☐ U FHA-approved

Occupancy status
- ☑ Primary Residence
- ☐ Second Home
- ☐ Investment Property

Additional Property Information
Number of Units: 1
Sales Price: $ 538,000
Appraised Value: $

Property Rights
- ☑ Fee Simple
- ☐ Leasehold

Project Name:

II. Mortgage Information

Loan Type
- ☑ Conventional
- ☐ FHA
- ☐ VA
- ☐ USDA/RHS

Amortization Type
- ☑ Fixed-Rate—Monthly Payments
- ☐ Fixed-Rate—Biweekly Payments
- ☐ Balloon
- ☐ ARM (type)
- ☐ Other (specify)

Loan Purpose
- ☑ Purchase
- ☐ Cash-Out Refinance
- ☐ Limited Cash-Out Refinance (Fannie)
- ☐ No Cash-Out Refinance (Freddie)
- ☐ Home Improvement
- ☐ Construction to Permanent

Lien Position
- ☑ First Mortgage

Amount of Subordinate Financing: $
(If HELOC, include balance and credit limit)
- ☐ Second Mortgage

Note Information
Original Loan Amount: $ 535,900
Initial P&I Payment: $ 4,498.57
Initial Note Rate: 9.500 %
Loan Term (in months): 360/360

Mortgage Originator
- ☐ Seller
- ☐ Broker
- ☐ Correspondent

Buydown
- ☐ Yes
- ☑ No

Terms:

Broker/Correspondent Name and Company Name:

If Second Mortgage
Owner of First Mortgage
- ☐ Fannie Mae ☐ Freddie Mac
- ☐ Seller/Other

Original Loan Amount of First Mortgage: $

III. Underwriting Information

Underwriter's Name
Appraiser's Name/License #
Appraisal Company Name

Stable Monthly Income

	Borrower	Co-Borrower	Total
Base Income	$ 9,424.83	$	$ 9,424.83
Other Income	$ 3,037.50	$	$ 3,037.50
Positive Cash Flow (subject property)	$	$	$
Total Income	$ 12,462.33	$	$ 12,462.33

Present Housing Payment: $

Proposed Monthly Payments
Borrower's Primary Residence

First Mortgage P&I	$ 4,498.57
Second Mortgage P&I	$
Hazard Insurance	$ 158.00
Taxes	$ 558.00
Mortgage Insurance	$
HOA Fees	$
Lease/Ground Rent	$
Other	$
Total Primary Housing Expense	$ 5,210.57

Other Obligations
Negative Cash Flow (subject property): $
Other Property: 5,065.00
All Other Monthly Payments: $ 5,244.00
Total All Monthly Payments: $ 15,520.57

Qualifying Ratios
Primary Housing Expense/Income: 41.811 %
Total Obligations/Income: 124.549 %
Debt-to-Housing Gap Ratio (Freddie): %

Loan-to-Value Ratios
LTV: 99.442 %
CLTV/TLTV: 99.442 %
HCLTV/HTLTV: %

Qualifying Rate
- ☑ Note Rate: 9.500 %
- ☐ % Above Note Rate: %
- ☐ % Below Note Rate: %
- ☐ Bought-Down Rate: %
- ☐ Other: %

Level of Property Review
- ☐ Exterior/Interior
- ☐ Exterior Only
- ☐ No Appraisal

Form Number:

Borrower Funds to Close
Required: $
Verified Assets: $

Risk Assessment
- ☐ Manual Underwriting
- ☐ AUS
  - ☐ DU ☐ LP ☐ Other
  - AUS Recommendation
  - DU Case ID/LP AUS Key#
  - LP Doc Class (Freddie)

Escrow (T&I)
- ☑ Yes ☐ No

Source of Funds
No. of Months Reserves
Interested Party Contributions: %

Representative Credit/Indicator Score

Community Lending/Affordable Housing Initiative ☐ Yes ☑ No
Home Buyers/Homeownership Education Certificate in file ☐ Yes ☑ No

Underwriter Comments

IV. Seller, Contract, and Contact Information

Seller Name
Seller Address
Seller No. — Investor Loan No.
Seller Loan No.
Master Commitment No.
Contract No.

Contact Name
Contact Title
Contact Phone Number — ext.
Contact Signature
Date

JPMC- 000422
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CSOC.RICH.002203

Underwriting Worksheet Summary

Loan Number:	[redacted]	**Interest Rate:**	8.800%
Property Address:	3622 Curtis Dr Sacramento, CA 95818	**Qualifying Rate:**	8.800%
		Product:	2 Year ARM (2/28 and 2/38)
Borrowers:	Laura Richardson	**Loan Amount:**	$535,000
		Sales Price/Appraised Value:	$535,000 / $535,000
		LTV:	100.00% / 100.00%
		Property Type:	Single Family
		Loan Purpose:	Purchase
		Refinance Description:	
Underwriter:	Sandra Watson	**Property Usage:**	Primary Residence
Lien Position:	First Mortgage Loans	**Investor:**	Standard
Decision Type:		**Saleability:**	
Credit Score:	584		

Total Proposed Monthly Housing Expense (Borrower's Primary Residence):	$4,918.97
Total Borrower(s) Income:	$11,220.00
Total Debts Included in Ratio:	$177.00
Total Debts to be Paid Off:	$0.00
Cash Required to Close:	$8,732.70
Total Cash Assets:	$41,000.00

Front End Ratio:	43.84%	**Calculation:**	($4,918.97 / $11,220.00)
Back End Ratio:	45.42%	**Calculation:**	($5,095.97 / $11,220.00)
Occupant Front End Ratio:	65.75%	**Calculation:**	($4,918.97 / $11,220.00)
Occupant Back End Ratio:	68.12%	**Calculation:**	($5,095.97 / $11,220.00)

Washington Mutual
Long Beach Mortgage

CASH SUMMARY FOR PURCHASE
(Purchase Money Loans Only)

Borrower: Laura Richardson Loan Number: Date: January 02, 2007

CREDITORS DEBTS	DATE NEXT DUE	BALANCE	PAYOFFS	PAYMENTS
WELLS FARGO HOME MORTG		352,819.00	0.00	2,475.00
OPTION ONE MORTGAGE CO		445,103.00	0.00	2,592.00
CAP ONE BK		44.00	0.00	15.00
BALLY TOTAL FITNESS		812.00	0.00	29.00
XEROX FFCU		1,582.00	0.00	133.00

MONEY REQ'D TO CLOSE	DATE	AMOUNT
Down Payment		
Total Payoffs		
Points, Fees & Prepaids		10,340.70
Tax & Insurance Escrows		0.00
SUBTOTAL-		10,340.70
SUMMARY OF LIQUIDITY	DATE	AMOUNT
VOD'S		40,000.00
Deposit in Escrow		1,000.00
Sale Proceeds		
Gift Funds		
Seller Paid Non-Recurring C/C		0.00
Subordinate Financing		0.00
SUBTOTAL-		41,000.00

LOAN AMOUNT	535,000.00
CASH RESERVES	30,659.30
SHORT TO CLOSE	

JPMC- 000424
CONFIDENTIAL

CSOC.RICH.002205

Underwriter Decision Summ

Underwriter: Sandra Watson

Washington Mutual
Long Beach Mortgage

Main Information

Loan Number: [redacted]
Loan Purpose: Purchase
Borrower: Laura Richardson

Loan Amount: 535,000.00
Occupancy: Primary Residence
CoBorrower:

Credit Profile

Credit Grade: A-

Source: Credit Report

	1x30	1x60	1x90	1x120	Months:
Primary Residence Mortgage(s):	0	0	0	0	12
Second Home Mortgage(s):	0	0	0	0	12
Rentals and Other Mortgage(s):	2	0	0	0	12

Foreclosure
- [ ] Less than 36 months
- [ ] Less than 24 months
- [X] N/A

BK — Discharge/Filing Date:
- [ ] Ch.7
- [ ] Ch.11
- [ ] Ch.13
- [X] N/A

Any Collections, Charge-Offs, Liens, or Judgements included in DTI Calculation?

[ ] Yes [X] No

Credit Comments: Borrower has 2 rental properties, 1 paid as and WFB mtg 2x30 for A- grade. Some derog in consumer - using 2 derog accts in d/r, also older derog. AKA's addressed.

Credit Score

Credit Score Used: 584

	EFX:	XPN:	TUC:
LBM Primary Wage Earner	584	621	553
Broker		582	

Credit Score Comments: Using LBM score slightly higher than brkrs. Both within same rate range

Title

Title Date:
Eff. Date of Title Commit:

Vested Owner:

Title Comments: Requesting title from brkr. Not included in pkg. Purchase contract in file, Purchase Price $535k.

JPMC- 000425
CONFIDENTIAL

CSOC.RICH.002206

Underwriter Decision Summ

Underwriter: Sandra Watson

Washington Mutual
Long Beach Mortgage

Underwrite Information

Income Source	Gross Income:	Net Income Calculation:	Net Disposable Income:
	11,220.00	7,481.40	2,385.43

Borrower: Laura Richardson **Monthly Gross Income: 11,220.00**

Salaried Employee / Additional Monthly Income for the Salaried Borrower

Employer	Gross	Period	Analysis Type	Self
State Of California State Capi	12,462.00	2007	STATED	N

Other Monthly Income

Income Type	Total Monthly	Tax Exempt
Net Rental Income	-1,242.00	No

Income Comments: Borrower is newly elected stated assembly woman. Letter in file regarding income. Annual salary is $113,098 plus $162 each day assembly is in session which calculates to aprox 225 days. Income is based on total of $149,548 = $12,462 mth. Borrower also has negative rental income used in income calculation. Did not use income from City of Long Beach City Council. Paystubs and w2 in file for this income. This income compensating factor, aprox income of $3037 mth. She has been assembly woman/council woman for 10 yrs combined.

PITI

Housing Expenses		Calculations	Debt-to-Income Ratio	
1st Mortgage P&I:	4,227.97	Loan-to-Value Ratio	Qualifying Rate Method:	
2nd Mortgage P&I:	0.00	LTV: 100.00%	Front End Debt Ratio:	43.84
Insur/Taxes/HOA:	691.00	CLTV: 100.00%	Back End Debt Ratio:	45.42
Other:	0.00		Qualifying Rate:	8.800
Primary Housing:	4,918.97		Payment Savings:	-4,918.97
Monthly Obligations:	177.00			
Total Obligations:	5,095.97			

General Comments: Request is for 100% purchase. Appraisal in file, APV $543k. Requesting clear pictures and appraiser to complete owner of record and cost approach section of appraisal. Will complete checklist once prelim is recvd. 5% exception to ltv requested. Max ltv at fico 95%. Exception requesting based on full doc, stated assets of $40k, additional income not used from City of Long Beach as compensating factors to allow for 5% exception and approve loan at 100% ltv/cltv.

JPMC- 000426
CONFIDENTIAL

CSOC.RICH.002207

Washington Mutual
Long Beach Mortgage

CASH SUMMARY FOR PURCHASE
(Purchase Money Loans Only)

Borrower: Laura Richardson Loan Number: Date: January 04, 2007

CREDITORS DEBTS	DATE NEXT DUE	BALANCE	PAYOFFS	PAYMENTS
WELLS FARGO HOME MORTG		352,819.00	0.00	2,475.00
OPTION ONE MORTGAGE CO		445,103.00	0.00	2,592.00
CAP ONE BK		44.00	0.00	15.00
BALLY TOTAL FITNESS		812.00	0.00	29.00
XEROX EFCU		1,582.00	0.00	133.00

MONEY REQ'D TO CLOSE	DATE	AMOUNT
Down Payment		
Total Payoffs		
Points, Fees & Prepaids		20,994.03
Tax & Insurance Escrows		0.00
SUBTOTAL-		20,994.03
SUMMARY OF LIQUIDITY	DATE	AMOUNT
VOD'S		40,000.00
Deposit in Escrow		1,000.00
Sale Proceeds		
Gift Funds		
Seller Paid Non-Recurring C/C		0.00
Subordinate Financing		0.00
SUBTOTAL-		41,000.00

LOAN AMOUNT	535,001.00
CASH RESERVES	20,005.97
SHORT TO CLOSE	

JPMC- 000427
CONFIDENTIAL

CSOC.RICH.002208

Underwriting or Rate Exception

Washington Mutual
Long Beach Mortgage

Date	Flex Number	Branch
01/02/2007	[redacted]	Region 32
Borrower	**Loan Amount**	**Rep./Broker**
Laura Richardson	535,000.00	Avenue Mortgage Inc
Existing Loan Program	**Loan Program Approved**	**Credit Category**
2Y	2 Yr ARM	A-

☐ **Underwriting Exception**

Description of Exception Requested:

Reason and Justification for this Exception (i.e., "Why does the Borrower need this exception?" AND "Why should it be granted?"):
Length of Employment

Requested By	Signature	Date
Sandra Watson	Sandra Watson	01/02/2007
Approver	**Signature**	**Date**
Sandra Watson	Sandra Watson	01/02/2007
Approver: [illegible]	**Signature**	**Date** 1/2/07
Strategic Risk Partner	**Signature**	**Date**

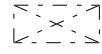
☒ **Rate Exception**

Description of Exception Requested:
LTV exception max 95%. Requested 100%.

Reason and Justification for this Exception (i.e., "Why does the Borrower need this exception?" AND "Why should it be granted?"):
Length of Employment

Requested By	Signature	Date
Sandra Watson	Sandra Watson	01/02/2007
AVP/VP	**Signature**	**Date**
FVP/SVP	**Signature**	**Date**

UNDEX (0604) - UNDERWRITING OR RATE EXCEPTION



JPMC- 000428
CONFIDENTIAL

CSOC.RICH.002209

UNDERWRITING APPROVAL SHEET

Washington Mutual
Long Beach Mortgage

Loan #: [redacted]
Borrowers Name: Laura Richardson
Subj. Prop. Address: 3622 Curtis Dr
Sacramento, CA 95818

Broker/Branch: Avenue Mortgage Inc
Loan Officer: Paul Kamholz
Acct. Manager: Christina Palmquist
Underwriter: Sandra Watson
SCO:

Loan Term	: 360	Prepayment?	: 2 Yrs.	Stated Income?	No
Prop. Type	: Single Family	Loan Amount	:$ 535,000.00	Margin	: 4.990
Type of Ownership	: Primary Residence	Appraised Value	:$ 535,000.00	Caps	: 2.000 1.000 6.000
Lien Position	: FIRST	Sales Price	:$ 535,000.00	Index	: 5.360%
Risk	: A-	Down Payment	:$	Int. Rate	: 8.800
Program	: 2 Yr ARM	1st TD	:$ 535,000.00	DR's	: 43.84 / 45.42
As Submitted (Y/N)	: No	2nd TD	:$	Exception U/W	: No
Quick Credit:	Ltd Doc: No	LTV/CLTV	: 100.00/ 100.00	Exception Rate	: Yes

INIT.	DATE		CONDITIONS OF APPROVAL:
			**********BROKER PRIOR TO DOC**********
			1. Evid of Funds to Close - Current
		U/W	2. Fully Compl 1003, See Attached Worksheet
		U/W	3. Prelim/Title Commitment Report Dated Within 90 Days of Funding
			4. Clear appraisal pictures, appraiser to complete Cost Approach section of appraisal and show owner of record.
		U/W	5. LOE recent mortgage lates w/WFB
		U/W	6. Current Rental agreements on both Vernon and Parker properties
			7. Post Inspection w/Clearance
			**********INTERNAL PRIOR TO DOC**********
			8. Satis LBM Employment Audit
		U/W	9. Satis LBM Title Audit
			10. Closing Agent Approval
			11. Satis Flood Cert
			12. Appraisal Review By LBM For $543000 w/All Conditions Met
			**********CLOSING AGENT CONDITIONS**********
Sarah Johnson			13. Haz ins Binder w/WaMu As Loss Payee w/Successors and/or Assigns
Sarah Johnson			14. AIV Form Confirmed/Signed By Closing Agent
	1-8		15. Evid Prop Taxes Are Pd or Pay @ Closing
	1-8		16. Seller Concessions Not to Exceed 6% of Sales Price or Actual Closing Costs
	1-8		17. Estimated HUD-1 to Evid LBM Required Payoffs, All Fees Charged to Bwr, & Prop Taxes to be Pd.
	1-8		18. Broker to correct City of LB emp. dates. 1999-2001. no longer empl

COMPENSATING FACTORS:
Length of Employment
Sarah Johnson
ERICA KEEN

Total Points	:
Lender Points	: +888.00
U/W Approved By	: Sandra Watson
SCO Approved By	:
Strategic Risk Partner	:
Date Approved	: 01/02/2007
Rate Commitment Expires	: 02/01/2007
Credit Approval Expires	: 02/01/2007
Extension	:
Premium Yield Adjustment	:

CODES EXPLAINED:

CLR = Closed
WAV = Waived
DOC = OK to draw docs
NA = Not Applicable
*** = Pre-Doc
*UW = Underwriter to review pre doc
+SC = Senior Credit Officer to review pre doc

NOTE: All fixed rates are locked for 30 days from date of submission upon loan approval.

The applicant has the right to obtain a copy of the appraisal report.

LBAPPV(0004) UNDERWRITINGAPPROVAL

JPMC- 000429
CONFIDENTIAL

CSOC.RICH.002210

Washington Mutual
Long Beach Mortgage

Amended Approval

Date	Loan #	Borrower Name
January 04, 2007		Laura Richardson

Broker Name	Broker ID	Contact
Avenue Mortgage Inc	829000	

[X] Owner Occupied [ ] Non Owner Occupied [ ] Second Home
[X] Full Doc [ ] Limited Doc [ ] Stated Income

Amendment Explanation

Loan amount and sales price are changing to 535,001 per seller/broker request / waiving lender fee $799

Most Recent Approval

Program	Loan Purpose	LTV	CLTV
Risk	Debt Ratio /	Index	Start Rate
Margin	Term	Points	
Appraised Value $	Review Value $	Loan Amount $	

Most Recent Amended Approval

Program	Loan Purpose	LTV	CLTV
2 Yr ARM	Purchase	100.00	
Risk	Debt Ratio	Index	Start Rate
A-	43.84 / 45.42	5.360%	8.800 ✓
Margin	Term	Points	
4.990 ✓	360		
Appraised Value $	Review Value $	Loan Amount $	
543,000.00	0.00	535,001.00 ✓	

Prepayment Years	Lender Fees		
2 Yrs.	888.00	First Adjustment Cap	2.000
		Adjustment Cap	1.000
		Lifetime Cap	6.000

Conditions of Amended Approval

1.
2.
3.

SCO/Area/General Approved By	Date
Sandra Watson — Sandra Watson	1/4/07
SCO/Regional Approved By	Date
Strategic Risk Partner	Date

Declined By	Date Declined
Reason Declined	

AMNDAPVL (0408) - AMENDED APPROVAL

JPMC- 000430
CONFIDENTIAL

CSOC.RICH.002211

Washington Mutual
Long Beach Mortgage

CASH SUMMARY FOR PURCHASE
(Purchase Money Loans Only)

Borrower: Laura Richardson Loan Number: Date: January 04, 2007

CREDITORS DEBTS	DATE NEXT DUE	BALANCE	PAYOFFS	PAYMENTS
WELLS FARGO HOME MORTG		352,819.00	0.00	2,475.00
OPTION ONE MORTGAGE CO		445,103.00	0.00	2,592.00
CAP ONE BK		44.00	0.00	15.00
BALLY TOTAL FITNESS		812.00	0.00	29.00
XEROX EFCU		1,582.00	0.00	133.00

MONEY REQ'D TO CLOSE	DATE	AMOUNT
Down Payment		
Total Payoffs		
Points, Fees & Prepaids		24,886.10
Tax & Insurance Escrows		0.00
SUBTOTAL-		24,886.10
SUMMARY OF LIQUIDITY	**DATE**	**AMOUNT**
VOD'S		40,000.00
Deposit in Escrow		1,000.00
Sale Proceeds		
Gift Funds		
Seller Paid Non-Recurring C/C		0.00
Subordinate Financing		0.00
SUBTOTAL-		41,000.00

LOAN AMOUNT	535,001.00
CASH RESERVES	16,113.90
SHORT TO CLOSE	

JPMC- 000431
CONFIDENTIAL

CSOC.RICH.002212

Washington Mutual
Long Beach Mortgage

Amended Approval

Date	Loan #	Borrower Name
January 04, 2007	[redacted]	Laura Richardson

Broker Name	Broker ID	Center
Avenue Mortgage Inc	829000	

[X] Owner Occupied [ ] Non Owner Occupied [ ] Second Home
[X] Full Doc [ ] Limited Doc [ ] Stated Income

Amendment Explanation

Loan amount and sales price are changing to $35,001 per seller/broker request
lender fee $799 / waiving

Most Recent Approval

Program	Loan Purpose	LTV	CLTV
Risk	**Debt Ratio**	**Index**	**Start Rate**
	/		
Margin	**Term**	**Points**	
Appraised Value $	**Review Value $**	**Loan Amount $**	

Most Recent Amended Approval

Program	Loan Purpose	LTV	CLTV
2 Yr ARM	Purchase	100.00	
Risk	**Debt Ratio**	**Index**	**Start Rate**
A-	43.84 / 45.42	5.360%	8.860 ✓
Margin	**Term**	**Points**	
4.990 ✓	360		
Appraised Value $	**Review Value $**	**Loan Amount $**	
543,000.00	0.00	535,001.00 ✓	

Prepayment Years	Lender Fees	First Adjustment Cap	2.000
2 Yrs.	888.00	Adjustment Cap	1.000
		Lifetime Cap	6.000

Conditions of Amended Approval

1.
2.
3.

SCO/Area/Ground Approved By	Date
Sandra Watson	1/4/07
SCO/Regional Approved By	**Date**
Strategic Risk Partner	**Date**

Declined By	Date Declined
Reason Declined	

AMNDAPVL (0909) - AMENDED APPROVAL

JPMC- 000432
CONFIDENTIAL

CSOC.RICH.002213

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                   [redacted]C  TIPE CONV. RES.          MAN 0
                                   000-00-0000      IR  8.25400  BR 40    [redacted]
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                   000-000-0000
  FABPO2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK                >: 08/26/09
-----HIST----------------------* LOAN HISTORY *---------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                          TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
09-16-09  04-09  152  LATE CHARGE ASSESSMENT
      0.00        0.00       0.00       0.00     256.05-1 LATE CHARGE
08-31-09  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
    120.00        0.00       0.00       0.00     120.00   MTGR REC CORP ADV BA
08-19-09  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
     10.85        0.00       0.00       0.00      10.85   MTGR REC CORP ADV BA
08-19-09  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
     10.85        0.00       0.00       0.00      10.85   MTGR REC CORP ADV BA
08-17-09  04-09  152  LATE CHARGE ASSESSMENT
      0.00        0.00       0.00       0.00     256.05-1 LATE CHARGE
07-16-09  04-09  152  LATE CHARGE ASSESSMENT
      0.00        0.00       0.00       0.00     256.05-1 LATE CHARGE
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REC SALE COMPLETED 05/19/08
```

CSOC.RICH.002214

```
SER1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                                C  TYPE CONV. RES.          MAN 0
                              000-00-0000        IR  8.25400  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                    000-000-0000
_   FABPC2    < EQUITY ANALYSIS BPC RECEIVED FROM PROTECK            >: 08/26/09
-----HIST----------------------* LOAN HISTORY *---------------------------{MORE}
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
06-08-09  03-09  168  REPAY OF ESCROW ADVANCE
       0.00        0.00       0.00    617.61-    617.61   ADVANCE REFUND
06-08-09  03-09  173  PAYMENT                                          06-05-09
   8,704.64      182.95   4,084.63    617.61   3,819.43   SUSPENSE
            593,656.79              3,543.65-
06-04-09  00-00  632  STATUTORY EXPENSES
      11.00        0.00       0.00      0.00      11.00   MTGR REC CORP ADV BA
05-18-09  03-09  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00      0.00     256.05-1 LATE CHARGE
04-16-09  03-09  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00      0.00     256.05-1 LATE CHARGE

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1440

CSOC.RICH.002215

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SER1 [ ] [ ]                CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON            [ ] [ ] OC  TYPE CONV. RES.          MAN 0
                            000-00-0000      IR  8.25400  BR 40   [ ] [ ]
3622 W CURTIS DR            SACRAMENTO CA 95818-0000              000-000-0000
   FABP02   < EQUITY ANALISIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *---------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
03-18-09  03-09  161  ESCROW ADVANCE
    2,930.67        0.00        0.00  2,930.67
03-18-09  03-09  312  TAX DISBURSEMENT
    2,930.67-       0.00        0.00  2,930.67-             PAYEE =   04067
                                      4,161.26-
03-10-09  02-09  168  REPAY OF ESCROW ADVANCE
        0.00        0.00        0.00     84.74-     84.74   ADVANCE REFUND
03-10-09  02-09  173  PAYMENT
        0.00      181.70    4,085.88     84.74
            593,839.74                1,230.59-
03-10-09  01-09  168  REPAY OF ESCROW ADVANCE
        0.00        0.00        0.00     84.74-     84.74   ADVANCE REFUND
----* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION; COMPLEX LITIGATION
COMPLETED LOSS MITIGATION                 LMT/REO SALE COMPLETED 05/19/08
```

1441

CSOC.RICH.002216

```
SER1 [ ]                 CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON         [ ]OC  TYPE CONV. RES.          [ ] MAN_0
                         000-00-0000      ER  8.25400  BR 40   [ ]
3622 W CURTIS DR         SACRAMENTO CA 95818-0000                000-000-0000
_   FABR02   < EQUITY ANALYSIS RPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST---------------------* LOAN HISTORY *-------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                      TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
03-10-09  01-09  173  PAYMENT
   8,704.54      180.46   4,087.12      84.74
            594,021.44                1,315.33-
02-17-09  01-09  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00       0.00     256.05-1 LATE CHARGE
01-16-09  01-09  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00       0.00     256.05-1 LATE CHARGE
12-30-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
  106,275.08-      0.00       0.00       0.00 106,275.08-  MTGR REC CORP ADV BA
12-30-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
  106,275.08       0.00       0.00       0.00 106,275.08   MTGR REC CORP ADV BA

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
```

1442

CSOC.RICH.002217

JPMC-000436
CONFIDENTIAL

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:26
LAURA RICHARDSON                   [redacted]OC  TYPE CONV. RES.                MAN 0
                                   000-00-0000      IR  8.25400  BR 40   [redacted]
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                  000-000-0000
_   FARP02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
12-23-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
      37.00-       0.00       0.00       0.00      37.00-  MTGR REC CORP ADV BA
12-23-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
      37.00        0.00       0.00       0.00      37.00   NOT REC CORP ADV
12-16-08  01-09  175  PRINCIPAL PAYMENT                                12-15-08
       0.00    2,486.52       0.00       0.00   2,486.52-  SUSPENSE
            594,201.90
12-15-08  12-08  168  REPAY OF ESCROW ADVANCE
       0.00        0.00       0.00      84.74-     84.74   ADVANCE REFUND
12-15-08  12-08  173  PAYMENT
    4,352.32      152.24   4,105.34      84.74
            596,698.42                1,400.07-
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLETE LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1443

CSOC.RICH.002218

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SER1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                                C  TYPE CONV. RES.          MAN 0
                              000-00-0000      IR  8.25400  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                 000-000-0000
  FABR02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK              >: 08/26/09
-----HIST----------------------* LOAN HISTORY *---------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                      TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
12-15-08  12-08  170  PAYMENT
     486.54-       0.00       0.00       0.00     486.54-* CORPORATE ADVANCE
12-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     486.54        0.00       0.00       0.00     486.54   MTGR REC CORP ADV BA
12-15-08  12-08  170  PAYMENT
     999.99-       0.00       0.00       0.00     999.99-* CORPORATE ADVANCE
12-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99        0.00       0.00       0.00     999.99   MTGR REC CORP ADV BA
12-15-08  12-08  170  PAYMENT
   1,486.53        0.00       0.00       0.00     999.99-* CORPORATE ADVANCE
                                                  2,486.52   SUSPENSE

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1444

CSOC.RICH.002219

JPMC-000438
CONFIDENTIAL

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SER1 [redacted]          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON          [redacted] DC  TYPE CONV. RES.          MAN C
                          000-00-0000      IR  8.25400  BR 40    [redacted]
3622 W CURTIS DR          SACRAMENTO CA 95818-0000                000-000-0000
_   FAB302   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST---------------------* LOAN HISTORY *-------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
12-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99        0.00       0.00       0.00     999.99   MTGR REC CORP ADV BA
12-15-08  12-08  168  REPAY OF ESCROW ADVANCE
       0.00        0.00       0.00     598.52-    598.52   ADVANCE REFUND
12-15-08  12-08  170  PAYMENT
       0.00        0.00       0.00     598.52     598.52-* CORPORATE ADVANCE
                                      1,484.81-
12-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     598.52        0.00       0.00       0.00     598.52   MTGR REC CORP ADV BA
11-18-08  12-08  161  ESCROW ADVANCE
   2,083.33        0.00       0.00   2,083.33

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
```

1445

CSOC.RICH.002220

JPMC- 000439
CONFIDENTIAL

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                 [redacted]C  TYPE CONV. RES.                MAN 0
                                 000-00-0000      IR  8.2540C  BR 40    [redacted]
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                 000-000-0000
_   FABPO2   < EQUITY ANALISIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *-------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
11-18-08  11-08  312  TAX DISBURSEMENT
    2,930.67-       0.00       0.00  2,930.67-              PAYEE =   04067
                                     2,083.33-
11-14-08  11-08  172  PAYMENT
    4,352.32      161.13   4,106.45     84.74
            596,850.66                 847.34
10-16-08  10-08  172  PAYMENT                                          10-15-08
    4,408.02      160.93   4,107.55     84.74      55.70 3 PROPERTY INSPECTION
            597,011.79                 762.60
09-11-08  09-08  173  PAYMENT                                          09-10-08
    4,352.32      158.94   4,108.64     84.74
            597,171.82                 677.86
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMY/REO SALE COMPLETED 05/19/08
```

1446

CSOC.RICH.002221

JPMC- 000440
CONFIDENTIAL

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                [redacted] OC  TTPS CONV. RES.                MAN 0
                                 000-00-0000      IR  8.25400  BR 40      [redacted]
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                   000-000-0000
  PABPO2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                          TRAN-EFFECTIVE-DATE
    TRAN-AMT    PRINCIPAL    INTEREST     ESCROW      AMOUNT/CD/DESCRIPTION
09-11-08  09-08  132  LATE CHARGE ADJUSTMENT
       0.00         0.00         0.00         0.00      253.68 1 LATE CHARGE
09-10-08  09-08  170  PAYMENT
     338.79         0.00         0.00         0.00      338.79 * CORPORATE ADVANCE
09-10-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     338.79-        0.00         0.00         0.00      338.79-  MTGR REC CORP ADV BA
09-10-08  09-08  170  PAYMENT
     999.99         0.00         0.00         0.00      999.99 * CORPORATE ADVANCE
09-10-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99-        0.00         0.00         0.00      999.99-  MTGR REC CORP ADV BA
09-10-08  09-08  170  PAYMENT
     999.99         0.00         0.00         0.00      999.99 * CORPORATE ADVANCE
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION                 LMT/REO SALE COMPLETED 05/19/08
```

1447

CSOC.RICH.002222

JPMC- 000441
CONFIDENTIAL

```
SSR1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                                OC  TYPE CONV. RES.          MAN 0
                              000-00-0000       IR  8.25400  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                  000-000-0000
  FABPOC   < EQUITY ANALYSIS RPO RECEIVED FROM PROTECK                >: 08/26/09
-----HIST---------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                          TRAN-EFFECTIVE-DATE
   TRAN-AMT    PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
09-10-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99-        0.00       0.00       0.00     999.99-  MTGR REC CORP ADV BA
09-10-08  09-08  170  PAYMENT
     999.99         0.00       0.00       0.00     999.99 * CORPORATE ADVANCE
09-10-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99-        0.00       0.00       0.00     999.99-  MTGR REC CORP ADV BA
09-10-08  09-08  168  REPAY OF ESCROW ADVANCE
       0.00         0.00       0.00   9,087.44-  9,087.44   ADVANCE REFUND
09-10-08  09-08  170  PAYMENT
   9,680.56         0.00       0.00   9,680.56
                                         593.12

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MENUS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
```

1448

CSOC.RICH.002223

JPMC- 000442
CONFIDENTIAL

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SER1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                                OC  TYPE CONV. RES.          MAN 0
                              000-00-0000       IR  8.25600  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                 000-000-0000
   FARB02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST--------------------* LOAN HISTORY *-----------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT    PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
09-10-08  09-08  494
       0.00         0.00       0.00       0.00
09-09-08  09-08  143  ADJUSTMENT
       0.00    53,875.45-      0.00       0.00
            597,330.76
09-09-08  09-08  143  ADJUSTMENT
   NEW DUE DATE: 09-01-08, OLD DUE DATE: 08-01-07
09-09-08  08-07  145  ADJUSTMENT
       0.00         0.00       0.00       0.00
09-03-08  00-00  632  STATUTORY EXPENSES
      10.00         0.00       0.00       0.00      10.00   MTGR REC CORP ADV BA

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1449

CSOC.RICH.002224

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SER1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                                DC  TYPE CONV. RES.          MAN_0
                              000-00-0000       IR  8.25400  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                  000-000-0000
   FABPO2   < EQUITY ANALYSIS RPC RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *-------------------------{MORE}
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
08-14-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
       95.00        0.00        0.00       0.00       95.00   MTGR REC CORP ADV BA
08-05-08  00-00  632  STATUTORY EXPENSES
       37.00        0.00        0.00       0.00       37.00   MTGR REC CORP ADV BA
07-30-08  00-00  713  MISCELLANEOUS EXPENSE REPAYMENT
    3,190.04        0.00        0.00       0.00    3,190.04   MTGR REC CORP ADV BA
07-24-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
  100,000.00-       0.00        0.00       0.00  100,000.00-  MTGR REC CORP ADV BA
07-24-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
  100,000.00        0.00        0.00       0.00  100,000.00   NON REC CORP ADV
07-09-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
  100,000.00        0.00        0.00       0.00  100,000.00   MTGR REC CORP ADV BA
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1450

CSOC.RICH.002225

JPMC- 000444
CONFIDENTIAL

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                [redacted] OC  TYPE CONV. RES.                  MAN 0 [redacted]
                                 000-00-0000      IR  8.25400  BR 40
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                  000-000-0000
_   FABPC2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK                >: 08/26/09
-----HIST----------------------* LOAN HISTORY *-------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                          TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
07-07-08  08-07  151  ESCROW ADVANCE
    9,087.44        0.00        0.00  9,087.44
07-07-08  11-07  326  PENALTY/DUP FEE
      977.63-       0.00        0.00    977.63-              PAYEE =   04067
                                        9,087.44-
07-07-08  11-07  312  TAX DISBURSEMENT
    8,109.81-       0.00        0.00  8,109.81-              PAYEE =   04067
                                        8,109.81-
05-30-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
  141,190.05        0.00        0.00      0.00 141,190.05   MTGR REC CORP ADV BA
05-30-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
  250,000.00        0.00        0.00      0.00 250,000.00   MTGR REC CORP ADV BA
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION                 LMT/REO SALE COMPLETED 05/19/08
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1451

CSOC.RICH.002226

JPMC- 000445
CONFIDENTIAL

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SER1                          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                    B OC  TYPE CONV. RES.                MAN C
                                 000-00-0000      IR  8.25400  BR 40
3622 W CURTIS DR              SACRAMENTO CA 95818-0000                 000-000-0000
  FABPO2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECX                >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
05-19-08  00-00  710  ATTORNEY ADVANCE REPAYMENT
  388,000.01        0.00       0.00       0.00 388,000.01   MTGR REC CORP ADV BA
05-15-08  08-07  173  PAYMENT
       0.00         0.00       0.00       0.00     486.54 * CORPORATE ADVANCE
                                                    486.54-  SUSPENSE
05-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     486.54-        0.00       0.00       0.00     486.54-  MTGR REC CORP ADV BA
05-15-08  08-07  173  PAYMENT
       0.00         0.00       0.00       0.00     999.99 * CORPORATE ADVANCE
                                                    999.99-  SUSPENSE
05-15-08  00-00  745  CORPORATE ADVANCE ADJUSTMENT
     999.99-        0.00       0.00       0.00     999.99-  MTGR REC CORP ADV BA
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1452

CSOC.RICH.002227

JPMC- 000446
CONFIDENTIAL

SER1 [redacted] CUSTOMER SERVICE INV A01/458 09/19/09 11:37:28
LAURA RICHARDSON [redacted] 0C TYPE CONV. RES. MAN 0
000-00-0000 IR 8.25400 BR 40 [redacted]
3622 W CURTIS DR SACRAMENTO CA 95818-0000 000-000-0000
_ FABPO2 < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK >: 08/26/09
-----HIST----------* LOAN HISTORY *----------(MORE)

PROC-DT	DUE-DT	TRAN	TRAN-DESCRIPTION					TRAN-EFFECTIVE-DATE
TRAN-AMT		PRINCIPAL	INTEREST	ESCROW	AMOUNT/CD/DESCRIPTION			
05-15-08	08-07	173	PAYMENT					
0.00		0.00	0.00	0.00	999.99	*	CORPORATE ADVANCE	
					999.99-		SUSPENSE	
05-15-08	00-00	745	CORPORATE ADVANCE ADJUSTMENT					
999.99-		0.00	0.00	0.00	999.99-		MTGR REC CORP ADV BA	
05-09-08	00-00	632	STATUTORY EXPENSES					
25.00		0.00	0.00	0.00	25.00		MTGR REC CORP ADV BA	
05-09-08	00-00	632	STATUTORY EXPENSES					
100.00		0.00	0.00	0.00	100.00		MTGR REC CORP ADV BA	
05-07-08	00-00	632	STATUTORY EXPENSES					
8.00		0.00	0.00	0.00	8.00		MTGR REC CORP ADV BA	

---* PF2 FOR ADDL MESSAGES *----------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION LMT/REO SALE COMPLETED 05/19/08

1453

CSOC.RICH.002228

JPMC- 000447
CONFIDENTIAL

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SER1 [ ] [ ]                CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON            [ ] [ ] [ ] 0C  TYPE CONV. RES.          MAN 0
                            000-00-0000     IR  8.25400  BR 40     [ ] [ ] [ ]
3622 W CURTIS DR          SACRAMENTO CA 95818-0000                  000-000-0000
   FASBO2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST---------------------* LOAN HISTORY *-----------------------------{MORE}
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                      TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
05-07-08  00-00  632  STATUTORY EXPENSES
    105.00        0.00       0.00       0.00      105.00   MTGR REC CORP ADV BA
04-29-08  00-00  632  STATUTORY EXPENSES
      8.00        0.00       0.00       0.00        8.00   MTGR REC CORP ADV BA
04-29-08  00-00  632  STATUTORY EXPENSES
    175.00        0.00       0.00       0.00      175.00   MTGR REC CORP ADV BA
04-22-08  08-07  168  REPAY OF ESCROW ADVANCE
      0.00        0.00       0.00  8,109.81-  8,109.81   ADVANCE REFUND
04-22-08  08-07  164  TAX REFUND
  8,109.81        0.00       0.00  8,109.81
                                          0.00

---* PF2 FOR ADDL MESSAGES *-------------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/RED SALE COMPLETED 05/19/08
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1454

CSOC.RICH.002229

JPMC- 000448
CONFIDENTIAL

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SER1 [illegible]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                    [illegible] OC  TYPE CONV. RES.          MAN_O
                                    000-00-0000      IR  8.25400  BR 40
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                    000-000-0000
   FABPC2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
04-22-08  08-07  168  REPAY OF ESCROW ADVANCE
        0.00        0.00        0.00     405.49-     405.49   ADVANCE REFUND
04-22-08  08-07  164  TAX REFUND
      405.49        0.00        0.00     405.49
                                       8,109.81-
04-21-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
      285.00        0.00        0.00       0.00     285.00   MTGR REC CORP ADV BA
04-08-08  00-00  633  MISC FORECLOSURE AND BANKRUPTCY EXPENSES
      100.00        0.00        0.00       0.00     100.00   MTGR REC CORP ADV BA
04-04-08  00-00  632  STATUTORY EXPENSES
       21.42        0.00        0.00       0.00      21.42   MTGR REC CORP ADV BA

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION                 LNT/REO SALE COMPLETED 05/19/08
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1455

CSOC.RICH.002230

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SER1[ ]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                    [ ]CC  TYPE CONV. RES.          MAN 0
                                   000-00-0000    IR  8.25400  BR 40   [ ]
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                 000-000-0000
  FABPC2   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK            >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                      TRAN-EFFECTIVE-DATE
   TRAN-AMT    PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
04-04-08  00-00  632  STATUTORY EXPENSES
    200.00        0.00        0.00       0.00     200.00   MTGR REC CORP ADV BA
04-04-08  00-00  632  STATUTORY EXPENSES
    120.00        0.00        0.00       0.00     120.00   MTGR REC CORP ADV BA
04-04-08  00-00  632  STATUTORY EXPENSES
    330.00        0.00        0.00       0.00     330.00   MTGR REC CORP ADV BA
02-20-08  08-07  161  ESCROW ADVANCE
  8,515.30        0.00        0.00   8,515.30
02-20-08  03-08  326  PENALTY/DUP FEE
    405.49-       0.00        0.00     405.49-              PAYEE =   04067
                                     8,515.30-

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1456

CSOC.RICH.002231

JPMC- 000450
CONFIDENTIAL

1457

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SER1 [redacted]                    CUSTOMER SERVICE  INV A01/456  09/19/09  11:37:28
LAURA RICHARDSON                   [redacted] OC  TYPE CONV. RES.                MAN 0
                                   000-00-0000      IR  8.25400  BR 40      [redacted]
3622 W CURTIS DR                SACRAMENTO CA 95818-0000                    000-000-0000
   PAEBC2   <'EQUITY ANALYSIS B20 RECEIVED FROM PROTECK                >: 08/26/09
-----HIST----------------------* LOAN HISTORY *--------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                          TRAN-EFFECTIVE-DATE
    TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
02-20-08  03-08  312  TAX DISBURSEMENT
    8,109.81-       0.00       0.00  $,109.81-              PAYEE =   04067
                                     $,109.81-
01-11-08  00-00  632  STATUTORY EXPENSES
       20.82        0.00       0.00       0.00      20.82   MTGR REC CORP ADV BA
01-11-08  00-00  632  STATUTORY EXPENSES
      300.00        0.00       0.00       0.00     300.00   MTGR REC CORP ADV BA
01-11-08  00-00  632  STATUTORY EXPENSES
      837.00        0.00       0.00       0.00     837.00   MTGR REC CORP ADV BA
11-16-07  08-07  152  LATE CHARGE ASSESSMENT
        0.00        0.00       0.00       0.00     253.68-1 LATE CHARGE

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION                 LMT/REO SALE COMPLETED 05/19/08
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CSOC.RICH.002232

JPMC- 000451
CONFIDENTIAL

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SER1                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                    00  TYPE CONV. RES.              MAN 0
                          000-00-0000      IR  8.25400  BR 40
3622 W CURTIS DR          SACRAMENTO CA 95816-0000                 000-000-0000
  FAEPO2   < EQUITY ANALYSIS EPO RECEIVED FROM PROTECK            >: 08/26/09
-----HIST----------------------* LOAN HISTORY *---------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                    TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
10-31-07  08-07  172  PAYMENT
      17.80        0.00       0.00       0.00      17.80 8 PROPERTY INSPECTION
10-31-07  08-07  172  PAYMENT
      25.00        0.00       0.00       0.00      25.00 2 NSF/REVERSAL FEE
10-31-07  07-07  172  PAYMENT
       0.00      313.67   3,914.31       0.00
            533,455.31
10-31-07  06-07  172  PAYMENT
  11,957.20      311.39   3,916.59       0.00   1,014.72 1 LATE CHARGE
                                                 2,486.52   SUSPENSE
            533,768.98

---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1458

CSOC.RICH.002233

JPMC- 000452
CONFIDENTIAL

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SER1 [ ] [ ] [ ] [ ]        CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON          [ ] [ ] [ ] [ ] OC  TYPE CONV. RES.            MAN 0
                          000-00-0000      IR  8.25400  SR 40          [ ] [ ] [ ] [ ]
3622 W CURTIS DR          SACRAMENTO CA 95818-0000                     000-000-0000
   FABP02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST--------------------* LOAN HISTORY *---------------------------- (MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                      TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
10-16-07  06-07  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00       0.00     253.68-1 LATE CHARGE
09-17-07  06-07  152  LATE CHARGE ASSESSMENT
       0.00        0.00       0.00       0.00     253.68-1 LATE CHARGE
08-22-07  06-07  148  REVERSAL                     4N JIT NON SUFF FUN
       0.00        0.00       0.00       0.00   6,300.00-  SUSPENSE
08-22-07  06-07  147  REVERSAL                     OR OTHER RVSL RQST
       0.00      311.39-  3,916.59-     0.00   4,227.98   SUSPENSE
            534,080.37
08-11-07  06-07  173  PAYMENT
       0.00      311.39   3,916.59      0.00   4,227.98-  SUSPENSE
            533,768.98
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/RED SALE COMPLETED 05/19/08
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1459

CSOC.RICH.002234

JPMC- 000453
CONFIDENTIAL

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SER1 [ ] [ ]                    CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON                [ ] [ ] DC  TYPE CONV. RES.                MAN 0
                                000-00-0000      IR  8.25400  BR 40       [ ] [ ]
3622 W CURTIS DR            SACRAMENTO CA 95818-0000                     000-000-0000
   PABP02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK            >: 08/26/09
-----HIST---------------------* LOAN HISTORY *-------------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                        TRAN-EFFECTIVE-DATE
    TRAN-AMT    PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
08-10-07  06-07  173  PAYMENT
    6,300.00        0.00        0.00       0.00   6,300.00   SUSPENSE
07-16-07  06-07  152  LATE CHARGE ASSESSMENT
        0.00        0.00        0.00       0.00     253.68-1 LATE CHARGE
06-18-07  06-07  152  LATE CHARGE ASSESSMENT
        0.00        0.00        0.00       0.00     253.68-1 LATE CHARGE
05-16-07  05-07  172  PAYMENT
    4,227.98      309.12    3,918.86       0.00
              534,080.37
04-16-07  04-07  172  PAYMENT
    4,227.98      306.87    3,921.11       0.00
              534,389.49
---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1460

CSOC.RICH.002235

JPMC- 000454
CONFIDENTIAL

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SER1 [ ] [ ]          CUSTOMER SERVICE  INV A01/458  09/19/09  11:37:28
LAURA RICHARDSON          [ ] [ ] OC  TYPE CONV. RES.          MAN 0
                          000-00-0000      IR  8.25400  BR 40   [ ] [ ]
3622 W CURTIS DR          SACRAMENTO CA 95818-0000              000-000-0000
  PASP02   < EQUITY ANALYSIS BPO RECEIVED FROM PROTECK          >: 08/26/09
-----HIST-----------------* END  OF LOAN HISTORY *----------------------(MORE)
PROC-DT  DUE-DT  TRAN  TRAN-DESCRIPTION                    TRAN-EFFECTIVE-DATE
   TRAN-AMT   PRINCIPAL   INTEREST    ESCROW     AMOUNT/CD/DESCRIPTION
03-12-07  03-07  171  PAYMENT
   4,227.98      304.64   3,923.34      0.00
             534,696.36
01-16-07  02-07  170  PAYMENT
   2,837.78        0.00   2,837.78      0.00
01-16-07  03-07  142  LOAN SETUP
        0.00  535,001.00-      0.00      0.00
             535,001.00


---* PF2 FOR ADDL MESSAGES *-----------------------------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
COMPLETED LOSS MITIGATION              LMT/REO SALE COMPLETED 05/19/08
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1461

CSOC.RICH.002236

JPMC-000455
CONFIDENTIAL

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

WaMu is becoming CHASE

July 6, 2009

#BWNCLNN#

004013 /FT

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

You are going through tough times - we can help. In fact, we believe **your home loan may be eligible for a loan modification program** - we may be able to change the term of your loan, the interest rate, and maybe even the principal due date, to reduce the monthly payment to an amount you can afford.

> **Call us today at 1-866-926-8937 so we can help you turn things around. We'll discuss your current situation (outlined in the enclosed letter) and the options available to you. But we cannot stress enough that the longer you delay calling us, the fewer chances you may have to keep your home.**

It will only take a few minutes on the phone - one of our Loan Specialists will work with you to determine the option that best fits your needs. There are several options available - **call us now** and let us see which one will work best for you.

We are committed to working with you to find a way to help you keep your home, **but you must call us immediately at 1-866-926-8937 — the longer you delay, the fewer options you may have.**

Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

P. S. The enclosed legal letter outlines in detail, your current situation and the **consequences that will occur unless we receive the required financial information from you and can approve you for a modification.** Once you call us with the information needed, then we can work together to determine the option that will work best for you. We cannot guarantee that you will be approved, but your only chance of saving your home is by contacting us immediately. Please don't delay - call us now at **1-866-926-8937.**

JPMC- 000456
CONFIDENTIAL

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

July 6, 2009

WaMu is becoming CHASE

004013

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

NOTICE OF COLLECTION ACTIVITY

RE: [redacted]
3622 W. Curtis Dr.
Sacramento CA 95818

Dear Borrower:

The records of Washington Mutual Bank indicate that you have failed to make the required monthly payments under the terms of your Note ("Note") and related Mortgage or Deed of Trust, whichever is applicable ("Security Instrument") since 04/01/2009. As of today's date the total amount due and owing ("Total Amount Due") is:

Principal & Interest Payments:	$17070.32
Escrow:	$2470.44
Late Charges:	$1024.20
Outstanding Fees:	$21.70
Corporate Advance:	$11.00
Credits:	$3819.45
Total Amount Due:	$16778.21

You may cure this default within thirty (30) days from date of letter. However, the amount that you owe may increase between the date of this letter and the date you reinstate the loan. This is because of interest, late charges, advances and other amounts that may continue to accrue or will be incurred. You will also owe the amount of any monthly or other payments and late charges that may fall due after the date of this letter. **Therefore, you may not rely on the amount shown above to be sufficient to cure your loan delinquency after today.** It is necessary for you to contact Washington Mutual at the address or telephone number on this letter to verify the exact amount necessary to cure your delinquency and reinstate your loan no more than 24 hours before you make any payment.

Failure to cure the default within the 30-day period may result in Washington Mutual Bank declaring the entire outstanding principal balance, accrued interest and any other fees and charges due under the terms of the Note and Security Instrument to be immediately due ("Acceleration"). If this amount is not immediately paid at such time, Washington Mutual Bank may exercise any and all remedies available under the terms of the Note and Security Instrument and applicable law, including the commencement of foreclosure proceedings which may result in the sale of your property.

After acceleration, you will have the right to assert any grounds you may have to prove the non-existence of a default. You may also reinstate your loan. In addition, you will have the right in any related foreclosure proceedings to assert any defense to acceleration, the foreclosure action and, if applicable, the eventual sale of your property pursuant to a court order or trustee power of sale.

JPMC- 000457
CONFIDENTIAL

SP809

SP809

Your prompt attention to this matter is required. Our goal is to help keep our customers in their homes with payments they can afford. You may contact our office to discuss your account status. The toll free number is 1-866-926-8937. A representative is available from 8 a.m. to 9 p.m. Eastern Time.

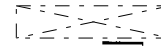
You can also find helpful resources and learn about alternatives to foreclosure by visiting our website: http://www.Chase.com

An important reminder for all our customers: As stated in the "Questions and Answers for Borrowers about the Homeowner Affordability and Stability Plan" distributed by the Obama Administration, "Borrowers should beware of any organization that attempts to charge a fee for housing counseling or modification of a delinquent loan, especially if they require a fee in advance." Washington Mutual offers loan modification assistance free of charge (i.e., no modification fee required). Please call us immediately at (866) 926-8937 to discuss your options. The longer you delay the fewer options you may have.

Sincerely,
Customer Interaction Department
WaMu

WE ARE A DEBT COLLECTOR.

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090



WaMu is becoming CHASE

July 6, 2009

#BWNCLNN#
#

004014 /FT

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

You are going through tough times - we can help. In fact, we believe **your home loan may be eligible for a loan modification program** - we may be able to change the term of your loan, the interest rate, and maybe even the principal due date, to reduce the monthly payment to an amount you can afford.

> **Call us today at 1-866-926-8937 so we can help you turn things around. We'll discuss your current situation (outlined in the enclosed letter) and the options available to you. But we cannot stress enough that the longer you delay calling us, the fewer chances you may have to keep your home.**

It will only take a few minutes on the phone - one of our Loan Specialists will work with you to determine the option that best fits your needs. There are several options available - **call us now** and let us see which one will work best for you.

We are committed to working with you to find a way to help you keep your home, **but you must call us immediately at 1-866-926-8937 -- the longer you delay, the fewer options you may have.**

Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

P. S. The enclosed legal letter outlines in detail, your current situation and the **consequences that will occur unless we receive the required financial information from you and can approve you for a modification.** Once you call us with the information needed, then we can work together to determine the option that will work best for you. We cannot guarantee that you will be approved, but your only chance of saving your home is by contacting us immediately. Please don't delay - call us now at **1-866-926-8937.**

JPMC- 000460
CONFIDENTIAL

CSOC.RICH.002241

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

July 6, 2009

WaMu is becoming CHASE

004014

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

NOTICE OF COLLECTION ACTIVITY

RE: [redacted]
3622 W. Curtis Dr.
Sacramento CA 95818

Dear Borrower:

The records of Washington Mutual Bank indicate that you have failed to make the required monthly payments under the terms of your Note ("Note") and related Mortgage or Deed of Trust, whichever is applicable ("Security Instrument") since 04/01/2009. As of today's date the total amount due and owing ("Total Amount Due") is:

Principal & Interest Payments:	$17070.32
Escrow:	$2470.44
Late Charges:	$1024.20
Outstanding Fees:	$21.70
Corporate Advance:	$11.00
Credits:	$3819.45
Total Amount Due:	$16778.21

You may cure this default within thirty (30) days from date of letter. However, the amount that you owe may increase between the date of this letter and the date you reinstate the loan. This is because of interest, late charges, advances and other amounts that may continue to accrue or will be incurred. You will also owe the amount of any monthly or other payments and late charges that may fall due after the date of this letter. **Therefore, you may not rely on the amount shown above to be sufficient to cure your loan delinquency after today.** It is necessary for you to contact Washington Mutual at the address or telephone number on this letter to verify the exact amount necessary to cure your delinquency and reinstate your loan no more than 24 hours before you make any payment.

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After acceleration, you will have the right to assert any grounds you may have to prove the non-existence of a default. You may also reinstate your loan. In addition, you will have the right in any related foreclosure proceedings to assert any defense to acceleration, the foreclosure action and, if applicable, the eventual sale of your property pursuant to a court order or trustee power of sale.

SP809

JPMC- 000461
CONFIDENTIAL

SP809

Your prompt attention to this matter is required. Our goal is to help keep our customers in their homes with payments they can afford. You may contact our office to discuss your account status. The toll free number is 1-866-926-8937. A representative is available from 8 a.m. to 9 p.m. Eastern Time.

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Sincerely,
Customer Interaction Department
WaMu

WE ARE A DEBT COLLECTOR.

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

7100 4047 5100 7405 5136

July 6, 2009

WaMu is becoming CHASE

004015 /FT

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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> **Call us today at 1-866-926-8937 so we can help you turn things around. We'll discuss your current situation (outlined in the enclosed letter) and the options available to you. But we cannot stress enough that the longer you delay calling us, the fewer chances you may have to keep your home.**

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

P. S. The enclosed legal letter outlines in detail, your current situation and the **consequences that will occur unless we receive the required financial information from you and can approve you for a modification.** Once you call us with the information needed, then we can work together to determine the option that will work best for you. We cannot guarantee that you will be approved, but your only chance of saving your home is by contacting us immediately. Please don't delay - call us now at **1-866-926-8937.**

JPMC- 000463
CONFIDENTIAL

JPMC- 000464
CONFIDENTIAL

CSOC.RICH.002245

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

July 6, 2009

WaMu is becoming CHASE

004016

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

NOTICE OF COLLECTION ACTIVITY

RE: [redacted]
3622 W. Curtis Dr.
Sacramento CA 95818

Dear Borrower:

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Principal & Interest Payments:	$17070.32
Escrow:	$2470.44
Late Charges:	$1024.20
Outstanding Fees:	$21.70
Corporate Advance:	$11.00
Credits:	$3819.45
Total Amount Due:	$16778.21

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JPMC- 000465
CONFIDENTIAL

SP809

SP809

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Sincerely,
Customer Interaction Department
WaMu

WE ARE A DEBT COLLECTOR.

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

7100 4047 5100 7405 5129

July 6, 2009

WaMu is becoming CHASE

004016 /F1

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

You are going through tough times - we can help. In fact, we believe **your home loan may be eligible for a loan modification program** - we may be able to change the term of your loan, the interest rate, and maybe even the principal due date, to reduce the monthly payment to an amount you can afford.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

July 6, 2009

WaMu is becoming CHASE

004016

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

NOTICE OF COLLECTION ACTIVITY

RE: [redacted]
3622 W. Curtis Dr.
Sacramento CA 95818

Dear Borrower:

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JPMC- 000469
CONFIDENTIAL

SP809

SP809

Your prompt attention to this matter is required. Our goal is to help keep our customers in their homes with payments they can afford. You may contact our office to discuss your account status. The toll free number is 1-866-926-8937. A representative is available from 8 a.m. to 9 p.m. Eastern Time.

You can also find helpful resources and learn about alternatives to foreclosure by visiting our website: http://www.Chase.com

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Sincerely,
Customer Interaction Department
WaMu

WE ARE A DEBT COLLECTOR.

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 3, 2009

WaMu is becoming CHASE

#BWNCLNN#

0102961 HU/PW/FT

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

You are going through tough times - we can help. In fact, we believe **your home loan may be eligible for a loan modification program** - we may be able to change the term of your loan, the interest rate, and maybe even the principal due date, to reduce the monthly payment to an amount you can afford.

Call us today at 1-866-926-8937 so we can help you turn things around. We'll discuss your current situation (outlined in the enclosed letter) and the options available to you. But we cannot stress enough that the longer you delay calling us, the fewer chances you may have to keep your home.

It will only take a few minutes on the phone - one of our Loan Specialists will work with you to determine the option that best fits your needs. There are several options available - **call us now** and let us see which one will work best for you.

We are committed to working with you to find a way to help you keep your home, **but you must call us immediately at 1-866-926-8937 — the longer you delay, the fewer options you may have.**

Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

P. S. The enclosed legal letter outlines in detail, your current situation and the **consequences that will occur unless we receive the required financial information from you and can approve you for a modification.** Once you call us with the information needed, then we can work together to determine the option that will work best for you. We cannot guarantee that you will be approved, but your only chance of saving your home is by contacting us immediately. Please don't delay - call us now at **1-866-926-8937.**

JPMC- 000471
CONFIDENTIAL

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 3, 2009

WaMu is becoming CHASE

010296

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Re:

Aviso importante para las personas que hablan espanol:

Esta notificacion es de suma importancia, pues afecta su derecho a continuar viviendo en su casa. Si no entiende el contenido de esta carta, obtenga una traduccion immediatamente. Si usted no llama o le responde a Washington Mutual Bank a este numero de telefono toll free at (866) 926-8937 [TDD (904) 281-3935] usted puede perder su casa.

This notice is of great importance since it affects your right to continue living in your home. If you do not understand the contents of this letter, obtain a translation immediately. If you do not contact our office toll free at (866) 926-8937 [TDD (904) 281-3935], you may lose your home.

Dear Laura Richardson:

We want to help you keep your home. If you missed your home loan payments because of a condition beyond your control (such as illness, loss of your job, or some other serious condition that temporarily made it impossible for you to make payments) please let us know, we may be able to offer you alternative options to foreclosure. To get the process started, please contact our homeownership preservation department toll-free 1-866-926-8937. We are also enclosing a Borrower Assistance Form. The Borrower Assistance Form asks you provide financial information to aid in our evaluation of your specific circumstances. It is important for you to complete and return the Borrower Assistance Form as soon as possible.

The Department of Housing and Urban Development (HUD) provides the enclosure titled "Avoiding Foreclosure" which offers helpful information on counseling services available as well as answering many questions commonly asked. Foreclosure is a procedure in which your property is sold through auction to pay the outstanding debt owed on the loan. Therefore, it is important that you read the information carefully; it could assist you in preventing foreclosure.

For additional assistance and resources you should also contact HUD directly to find an approved Housing Counseling Agency closest to you. The toll-free number at HUD is (800)569-4287 [TDD (800)877-8339]. A counselor will review your financial situation and may be able to suggest how you can arrange to pay the overdue payment(s) and make timely mortgage loan payments in the future.

Sincerely,

Customer Interaction Center
WaMu

Enclosures: (HUD Pamphlet PA-426H); (WaMu Borrower Assistance Form)

WE ARE A DEBT COLLECTOR

IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

JPMC- 000472
CONFIDENTIAL

SP808

SP808

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 3, 2009

WaMu is becoming CHASE

#BWNCLNN#
#

010267/ HJ/FW/FT

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 3, 2009

WaMu is becoming CHASE

010297

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Re: [redacted]

Aviso importante para las personas que hablan espanol:

Esta notificacion es de suma importancia, pues afecta su derecho a continuar viviendo en su casa. Si no entiende el contenido de esta carta, obtenga una traduccion immediatamente. Si usted no llama o le responde a Washington Mutual Bank a este numero de telefono toll free at (866) 926-8937 [TDD (904) 281-3935] usted puede perder su casa.

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Sincerely,

Customer Interaction Center
WaMu

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JPMC- 000474
CONFIDENTIAL

SP808

SP809

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 9, 2009

WaMu is becoming CHASE

#BWNCLNN#

0004437 HU/FW/FT

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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JPMC- 000475
CONFIDENTIAL

Washington Mutual
FLS-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 9, 2009

WaMu is becoming CHASE

000443

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Re:

Aviso importante para las personas que hablan espanol:

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Dear Laura Richardson:

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Sincerely,

Customer Interaction Center
WaMu

Enclosures: (HUD Pamphlet PA-426H); (WaMu Borrower Assistance Form)

WE ARE A DEBT COLLECTOR

IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

JPMC- 000476
CONFIDENTIAL

SP808

SP808

Washington Mutual
FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 9, 2009

WaMu is becoming CHASE

#BWNCLNN#
#

000444/ HU/PW/PT

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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JPMC- 000477
CONFIDENTIAL

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FL5-7730
PO BOX 44090
Jacksonville, FL 32231-4090

June 9, 2009

WaMu is becoming CHASE

000444

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3622 W CURTIS DR
SACRAMENTO CA 95818

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Customer Interaction Center
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JPMC- 000478
CONFIDENTIAL

SP808

SP808

Washington Mutual
Mail Stop: JAXA2031
P.O. Box 44090
Jacksonville, FL 32231-4090

7100 4047 5100 6791 0237

March 2, 2009

011127

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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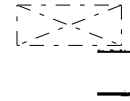
JPMC- 000479
CONFIDENTIAL

Washington Mutual
Mail Stop: JAXA2031
P.O. Box 44090
Jacksonville, FL 32231-4090

7100 4047 5100 6791 0220



March 2, 2009

011170

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Your house is your home. We want to keep it that way.

We need to talk -- call 1-866-926-8937 today.

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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JPMC- 000480
CONFIDENTIAL

Washington Mutual Bank
Mailstop JAXB2004
P.O. Box 44118
Jacksonville, FL 32231-4118

March 2, 2009

Washington Mutual
HOME LOANS

011176

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

RE: [redacted]
3622 W. Curtis Dr.
Sacramento CA 95818

NOTICE OF COLLECTION ACTIVITY

Dear Borrower:

The records of Washington Mutual Bank indicate that you have failed to make the required monthly payments under the terms of your Note ("Note") and related Mortgage or Deed of Trust, whichever is applicable ("Security Instrument") since 01/01/2009. As of today's date the total amount due and owing ("Total Amount Due") is:

Principal & Interest Payments:	$8535.16
Escrow:	$169.48
Late Charges:	$512.10
Outstanding Fees:	$0.00
Corporate Advance:	$0.00
Credits:	$0.00
Total Amount Due:	$9216.74

You may cure this default within thirty (30) days from date of letter. However, the amount that you owe may increase between the date of this letter and the date you reinstate the loan. This is because of interest, late charges, advances and other amounts that may continue to accrue or will be incurred. You will also owe the amount of any monthly or other payments and late charges that may fall due after the date of this letter. **Therefore, you may not rely on the amount shown above to be sufficient to cure your loan delinquency after today.** It is necessary for you to contact Washington Mutual at the address or telephone number on this letter to verify the exact amount necessary to cure your delinquency and reinstate your loan no more than 24 hours before you make any payment.

Failure to cure the default within the 30-day period may result in Washington Mutual Bank declaring the entire outstanding principal balance, accrued interest and any other fees and charges due under the terms of the Note and Security Instrument to be immediately due ("Acceleration"). If this amount is not immediately paid at such time, Washington Mutual Bank may exercise any and all remedies available under the terms of the Note and Security Instrument and applicable law, including the commencement of foreclosure proceedings which may result in the sale of your property.

After acceleration, you will have the right to assert any grounds you may have to prove the non-existence of a default. You may also reinstate your loan. In addition, you will have the right in any related foreclosure proceedings to assert any defense to acceleration, the foreclosure action and, if applicable, the eventual sale of your property pursuant to a court order or trustee power of sale.

Your prompt attention to this matter is required. Our goal is to help keep our customers in their homes with payments they can afford. You may contact our office to discuss your account status. The toll free number is 1-866-926-8937. A representative is available from 8 a.m. to 9 p.m. Eastern Time.

You can also find helpful resources and learn about alternatives to foreclosure by visiting our website: http://www.wamu.com/wamucares

Sincerely,
Customer Interaction Department
WaMu

WE ARE A DEBT COLLECTOR.

JPMC- 000481
CONFIDENTIAL

SP809

SP809

Washington Mutual
Mail Stop: JAXA2031
P.O. Box 44090
Jacksonville, FL 32231-4090

February 3, 2009

#BWNCLNN#
#[illegible]

008971/ HU/FW

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Washington Mutual
HOME LOANS

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Homeowner's Assistance Department
Washington Mutual
1-866-926-8937

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JPMC- 000482
CONFIDENTIAL

Washington Mutual Bank
Mailstop JAXB2004
P.O. Box 44118
Jacksonville, FL 32231-4118

February 3, 2009

Washington Mutual
HOME LOANS

008871

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH CA 90806

Re: [illegible]

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Sincerely,

Customer Interaction Center
WaMu

Enclosures: (HUD Pamphlet PA-426H); (WaMu Borrower Assistance Form)

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JPMC- 000483
CONFIDENTIAL

SP808

SP808

Washington Mutual
Mail Stop: JAXA2031
P.O. Box 44090
Jacksonville, FL 32231-4090

February 3, 2009

#BWNCLNN#

0089727 HUPW

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Washington Mutual
HOME LOANS

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Washington Mutual
1-866-926-8937

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JPMC- 000484
CONFIDENTIAL

Washington Mutual Bank
Mailstop JAXB2004
P.O. Box 44118
Jacksonville, FL 32231-4118

February 3, 2009

Washington Mutual
HOME LOANS

006572

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO CA 95818

Re: [redacted]

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JPMC- 000485
CONFIDENTIAL

SP808

SP808

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                    CONSOLIDATED NOTES LOG            05/22/08  13:49:28
L  RICHARDS     L:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     AMA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT:          PRINT:
-------------------------------* PF8 FOR MORE *-------------------------------
FOR 041608 @VU VENT: USER HAS ENDED THE HOLD. HOLD END DATE: 04/1
               6/2008. HOLD TYPE: LOSS MITIGATION WORKOUT
TSK 041608 #49 PROCEED                                                  FORRST
TSK 041508 E@F PROCEED                                                  FORRST
SER 041008 JRR ***EXECUTIVE ISSUE**EMAILED REINSTATEMENT FIGURES
               TO DTE
COL 040808 MED CALLED BORR HM PH# LMTC............JANICE01349
FOR 040408 @VU LOSS MITIGATION WORKOUT HOLD OPENED: 4/4/2008
FOR 040408 @VU RYAN PACUBAS - (CONT) - OR 60 DAYS TO ALLOW THE BO
               RROWER TO REINSTATE THE LOAN. SHE IS A PROMINENT P
               OLITICAL FIGURE. STATUS: ACTIVE, AWAITING APPROVAL
               . HOLD START: 4/4/2008
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS PLACED THE FILE ON HOLD. HOLD REASON:
                LOSS MITIGATION WORKOUT. HOLD COMMENTS: DESTINY W
               HITEHEAD, FIDELITY CLOSED BY: N.A.   REVIEWED BY:
               N.A. REVIEWED: N.A.   PROJECTED END: N.A.   DAYS O
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JPMC- 000486
CONFIDENTIAL

CSOC.RICH.002267

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                    CONSOLIDATED NOTES LOG            05/22/08  13:49:38
L  RICHARDS     L:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
--------------------------------* PF8 FOR MORE *--------------------------------
FOR 040408 @VU PEN: 0   COMMENTS: FROM: DOLAN, ALLISON A.  MAILTO
               :ALLISON.DOLAN@WAMU.NET  SENT: THURSDAY, APRIL 03,
                2008 5:03 PM TO: HOLDFCL@FNFS.NET SUBJECT: DIE**
               LAURA RICHARDSON LOAN [ ≥ - ≤ ; ]IMPORTANCE: HIGH
                PLEASE PLACE THE ABOVE LOAN ON FORECLOSURE HOLD F
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS APPROVED THE HOLD. HOLD TYPE: LOSS MI
               TIGATION WORKOUT. STATUS: ACTIVE, APPROVED.
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS
               LOAN. ISSUE TYPE: HOLD FC. COMMENTS: HOLD FC.
FOR 040408 @VU RYAN PACUBAS  USER HAS COMPLETED THE  SALE SCHEDUL
               ED FOR DATA FORM WITH THE FOLLOWING ENTRIES:  PREV
               IOUS SALE DATE: : 4/7/2008  SALE POSTPONEMENT REAS
               ON: : LOSS MITIGATION
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS APPROVED THE ISSUE. ISSUE TYPE: HOLD
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                    CONSOLIDATED NOTES LOG            05/22/08  13:49:50
L  RICHARDS     L:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------* PF8 FOR MORE *-------------------------------
FOR 040408 @VU  LOAN #[redacted] IMPORTANCE: HIGH    PLEASE PLAC
                E THE ABOVE LOAN ON FORECLOSURE HOLD FOR 60 DAYS T
                O ALLOW THE BORROWER TO REINSTATE THE LOAN.  SHE I
                S A PROMINENT POLITICAL FIGURE.     STATUS: ACTIVE
FOR 040408 @VU PETER RHODEN  SYSTEM UPDATED FOR THE FOLLOWING EVE
                NT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS
                LOAN. ISSUE TYPE: REINSTATEMENT QUOTE REQUEST. COM
                MENTS: REINSTATEMENT GOOD THROUGH 04-07-08 UPLOADE
                D INTO NIE..
FOR 040408 @VU PETER RHODEN  USER HAS COMPLETED THE  F101 REINSTA
                TED DATA FORM WITH THE FOLLOWING ENTRIES:  GOOD TH
                ROUGH DATE: : 04-07-08  SPECIAL INSTRUCTIONS: :
FOR 040408 @VU PETER RHODEN  A FEES AND COSTS REQUEST HAS BEEN EN
                TERED FOR THIS LOAN BY PETER RHODEN, GOOD THROUGH
                4/7/2008
FOR 040408 @VU ALLISON DOLAN  SYSTEM UPDATED FOR THE FOLLOWING EV
                ENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR TH
```

Dolan, Allison A.

From: HoldFCL@Fnfs.net
Sent: Thursday, April 03, 2008 5:04 PM
To: Dolan, Allison A.
Subject: RE: DTE** Laura Richardson Loan #

This will acknowledge receipt of your email request that a foreclosure be stopped, put on hold, or sale date postponed. Please be advised that if such email request is being submitted less than forty-eight (48) business hours prior to the time of the scheduled sale, you must contact either Destiny Whitehead (destiny.whitehead at (904)470- or Reginald Lynch (reginald.lynch at (904)470- to alert Fidelity to the time sensitive nature of your request. For escalated matters please contact Michael Caro at (904) 470-360 Thank you.
</pre><FONT SIZE=2>
The information contained in this message is proprietary. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. In addition, please be aware that any message addressed to our domain is subject to archiving and review by persons other than the intended recipient. Thank you.</FONT>

JPMC- 000489
CONFIDENTIAL

CSOC.RICH.002270

Dolan, Allison A.
From: Dolan, Allison A.
Sent: Thursday, April 10, 2008 4:15 PM
To: Siedzik, Tasha A.; Alvarez, Rosalva R.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #

Attachments: Reinstatement Figures w o Fees[1].pdf; Picture (Metafile)

Hi Rosie-
Here is the Reinstatement figures for this loan. Do you want me to also fed-ex it to the borrower?

Thank you!

reinst
atement Figur...

Allison Dolan

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan #
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

TheEliteGroup
BE RECOGNIZED

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From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response

Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan #
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan #
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are: 562-706 cell, 202-225-7924 Congressional office, 310-538-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-653-4961
916-325-4717 fax
jan.owen@wamu.net

JPMC- 000491
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Dolan, Allison A.
From: Alvarez, Rosalva R.
Sent: Saturday, April 12, 2008 2:33 AM
To: Dolan, Allison A.; Siedzik, Tasha A.
Cc: Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #

Follow Up Flag: Follow up
Flag Status: Red

Hello Allison.

Yes please send this to her via overnight on Monday.

Thank you,

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

" I long to accomplish great and noble tasks, but it is my chief duty to accomplish humble tasks as though they were great and noble. The world is moved along, not only by the mighty shoves of its heroes, but also by the aggregate of the tiny pushes of each honest worker." Helen Keller-

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From: Dolan, Allison A.
Sent: Thursday, April 10, 2008 1:15 PM
To: Siedzik, Tasha A.; Alvarez, Rosalva R.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #

Hi Rosie-
Here is the Reinstatement figures for this loan. Do you want me to also fed-ex it to the borrower?

Thank you!
Allison Dolan << File: [redacted]einstatement Figures w o Fees[1].pdf >>

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan # [redacted]
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

<< OLE Object: Picture (Metafile) >>

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From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response
Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan # [redacted]
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team,
Customer Relations Manager
Washington Mutual Bank

(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan #[redacted]
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

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Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

Dolan, Allison A.
From: Siedzik, Tasha A.
Sent: Sunday, April 06, 2008 7:51 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #

Thanks, Allison

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

TheEliteGroup
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From: Dolan, Allison A.
Sent: Thursday, April 03, 2008 5:12 PM
To: Siedzik, Tasha A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #

I have submitted the foreclosure hold for 60 days. Also, I emailed Fidelity to get the reinstatement figures good thru 4/30/08 as a rush. I should have them by EOB tomorrow.

Thanks.
Allison Dolan

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan #
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

JPMC- 000495
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Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

<< OLE Object: Picture (Metafile) >>

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From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response
Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan #
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan #[redacted]
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are: 562-706[redacted] cell, 202-225-7924 Congressional office, 310-538-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

Dolan, Allison A.

From: Terri.Walker@fnfs.net
Sent: Friday, April 04, 2008 12:24 PM
To: Dolan, Allison A.
Subject: RE: Richardson**reinstatement

Allison this is a Wamu Subprime loan issue would have to be raised on PM do you have access to Fidelity Process Management system?

Terri Walker
Supervisor, Financial Support
FIS Foreclosure Solutions, Inc.
A Division of FIS Default Solutions
Phone: (904) 470-7758

From: Dolan, Allison A. [mailto:allison.dolan@wamu.net]
Sent: Thursday, April 03, 2008 5:09 PM
To: Terri Y. Walker
Subject: Richardson**reinstatement
Importance: High

Hi Terri-
Happy Almost Friday!!
Can I please get reinstatement figures for this loan as soon as possible? We need them good thru April 30 and it can include all fees and costs due.

Thank you! I appreciate you!

Allison Dolan
Fulfillment Specialist
Default Correspondence and Support Center

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- CHARS [illegible] found
Command ===> Scroll ===> PAGE

[illegible]	LAURA RICHARDSON	3622 W CURTIS DR	535031.00	8.80000	13-ACONV. RES ARM
		SACRAMENTO CA 95818	533455.31	4227.99	01Y 08M

ENTRY TYPE	DATE	USER	LER ID/ CMT CODE	ACTIVITY DESCRIPTION
LOG	08/29/08	JAW	LEGAL	* STRICTLY CONFIDENTIAL * LEGAL ACTION *
LOG	08/29/08	FP5		KEYS SENT

SARPAGE 3266876
ICCSFICH-156

W A S H I N G T O N M U T U A L 09/07/08
COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE PAGE 3266876
FOR THE TIME PERIOD 06/01/06 THRU 08/31/08

			FEDEX TRCK#9421 7676 3220
LOG	08/29/08	FP5	EMAILED NANCY TRAVNIK AT FIDELITY TO GET STATUS OF KEY REQUEST.
LOG	08/28/08	SYI	FISFS W/O #24079220 COMPLETED 8/28/2008. OTHER - OTHER. PLEASE FORWARD KEYS TO HOMEOWNER LAURA RICHARDSON 717 E VERNON STREET LONG BEACH , CA 90806 PHONE# [illegible] THANK YOU,.
LOG	08/28/08	H8E	REQUEST MADE TO FORWARD KEYS TO LAURA RICHARDSON 717 E VERNON STREET LONG BEACH , CA 90806 PHONE# [illegible]

1505

CSOC.RICH.002280

JPMC- 000499
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190933909 Pg 3266876.017 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

CDL	08/25/08	WJD		FILE CLOSED...BC01327
CDL	08/20/08	WJD		WAITING FOR FILE TO CLOSE...BC01327
LOG	08/19/08	@VU		DENNIS HALE USER HAS COMPLETED THE WRITEOFFREVIE W DATA FORM WITH THE FOLLOWING ENTRIES: : REJECTE D : :
LOG	08/19/08	@VU		DENNIS HALE USER HAS COMPLETED THE WRITEOFF DATA FORM WITH THE FOLLOWING ENTRIES: : NO : : : : : :
CDL	08/19/08	WJD		CALLD HOME LEFT MSG/ANS MACH
CDL	08/19/08	WJD		STILL WAITING FOR FILE TO CLOSE...BC01327
CDL	08/19/08	***		SCORE 129 081908 AGT E90S DAYS DEL 384 RISK F
TSK	08/19/08	#BM	CLOSED	FOR - LOSS MIT COMPLETED KILL & BILL
FOR	08/19/08	#BM	REMOVE	MODIFICATION COMPLETED
TSK	08/18/08	EGY	OPENED	FOR - LOSS MIT COMPLETED KILL & BILL
CDL	08/15/08	WJD		WAITING FOR FILE TO CLOSE...BC01327
FOR	08/15/08	@JK	BEGIN	ACTIVE FORECLOSURE
FOR	08/15/08	@JK	REINST	TRANSFERRED TO LOSS MIT
CDL	08/12/08	WJD		DOCS RCVD TODAY,WAITING ON FILE TO BE CLOSED OUT... BC01327
CDL	08/09/08	WJD		CONFIRMED ON FEDEX.COM TRACKING #7905-4976-8659,PAC KAGE IS ON ITS WAY TO JAX...BC01327
CDL	08/08/08	WJD		PROMISE TO PAY
CDL	08/08/08	WJD		GAVE STATUS
CDL	08/08/08	WJD		EDUCATED BORR
CDL	08/08/08	WJD		S/W BORR #1 VRFD HP/BP/ML/PROP

1506

CSOC.RICH.002281

JPMC- 000500
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190933934 Pg 3266876.042 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	08/08/08	WJD		BWR STTD WILL RETURN THE DOCS TO DAY NOTERIZED...BC 01327
COL	08/07/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	08/05/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	08/05/08	***		SCORE 129 080408 AGT 8906 DAYS DEL 370 RISK f
COL	08/04/08	WJD		CALLD HOME LEFT MSG/ANS MACH
LOG	08/01/08	JAW	LEGAL	* STRICTLY CONFIDENTIAL * LEGAL ACTION *
COL	08/01/08	WJD		CALLD HOME NO ANSWER
COL	07/31/08	WJD		SENT LETTER TO FAX #202-347-3046,REQ TO RETURN DOCS SIGNED AND NOTERIZED TO PULL LOAN OUT OF FORCLOSUR E,I CANT GET A HOLD OF BWR..BC01327
COL	07/31/08	WJD		CALLD HOME LEFT MSG/ANS MACH
LOG	07/30/08	BIV		RECVD CALIFORNIA RECONVEYANCE COMAPANY # 530-03047 17 $ 3190.04 DTE 07/30/08 EFF DT 07/29/08 APPLIED TO 95R13/ATTY
COL	07/28/08	WJD		CALLD HOME CALLED-NO MSG LEFT
COL	07/28/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	07/26/08	WJD		CALLD HOME LEFT MSG/ANS MACH

SARPAGE 3266877
ICCSFICH-156

W A S H I N G T O N M U T U A L 09/07/08
COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE PAGE 3266877
FOR THE TIME PERIOD 06/01/06 THRU 08/31/08

COL	07/25/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	07/24/08	WJD		CALLD HOME LEFT MSG/ANS MACH

1507

CSOC.RICH.002282

JPMC- 000501
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190933959 Pg 3266877.008 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	07/22/08	WJD		WAITING FOR DOCS TO BE MAILED OUT...BRANDON
COL	07/21/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	07/18/08	WJD		FILE PENDING NEGO RVW...BRANDON
COL	07/18/08	***		SCORE 129 071708 AGT 190S DAYS DEL 352 RISK F
COL	07/15/08	WJD		WAITING FOR DOCS TO BE SENT TO EWR...BRANDON
COL	07/15/08	WJD		CALLD HOME LEFT MSG/ANS MACH
COL	07/14/08	WJD		FILE PENDING NEGO RVW...BRANDON
TSK	07/14/08	FL6	CLOSED	TRE - 912 FORM TRACKING
COL	07/11/08	AUV		RVWD ACCNT FOR BRANDON (WJD) EVERYTHING IS OK WTH T
				HE TAX DEPT AWAITING APPROVAL FOR MOD TO GO ON...DA
				VID 01021
COL	07/11/08	AUV		RVWD LOAN
LOG	07/10/08	KSA		EMLD ANN THORNE, KENT MILLER, SHELBY SAMUELS &
				ATTY M. MCGUINN TO ADVISE THE FEDEX PACKAGE WILL
				ARRIVE AT THE ATTY'S OFFICE BY 10AM TOMORROW.
LOG	07/10/08	KSA		FWD WAMU CK: 014284122 IAO: $100,000.00 VIA FEDEX
				PRIORITY OVERNIGHT SHIPPING TO:
				KIRBY & MCGUINN, A P.C.
				ATTN: MARTIN T. MCGUINN
				600 B ST, STE. 1950
				SAN DIEGO, CA 92101
				TRACKING NUMBER: 7989 7674 7669
LOG	07/09/08	KSA		* AS REQUESTED:CUT CK IAO: $100,000. MADE PAYABLE
				TO RED ROCK MORTGAGE.
				THIS CK W/B DELIVERED TO ME BY 3PM, TOMORROW.

1508

CSOC.RICH.002283

JPMC- 000502
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190933984 Pg 3266877.033 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

LOG	07/09/08	KS3		RECVD URGENT EML FROM EM (KENT M). REQU THAT I CUT A CK IAW: $100,000 MADE PAYABLE TO RED ROCK MTG.
CDL	07/08/08	AUV		RVWD ACCNT FOR BRANDON (WJD) LOAN UNDER RVW IN TAX DEPT.
CDL	07/08/08	AUV		RVWD LOAN
TSK	07/08/08	IGE	CLOSED	TRE - NON TRACKING
TSK	07/07/08	IGE	OPENED	TRE - 912 FORM TRACKING
CDL	07/05/08	***		SCORE 129 070808 AGT E90S DAYS DEL 339 RISK F
CDL	07/03/08	AUV		RVWD ACCNT FOR BRANDON (WJD) LOAN UNDER RVW IN TAX DEPT.
CDL	07/03/08	AUV		RVWD LOAN
LOG	07/03/08	PEC	BORR1	VERIFIED PRIMARY BORROWER'S INFORMATION CLAIMS TRUE FRAUD IDENTITY, ACCT FRAUDULENTLY OPND VERIFIED NAME, SSN & ADDRESS. PER PAUL BATTAGLIA TO RESPOND TO CREDIT BUREAU WITH MY RESULTS.
LOG	07/03/08	PEC	TUACCT	VERIFIED ACCOUNT STATUS,BALANCES,HISTORY AND DATES PER PAUL BATTAGLIA TO VERIFY AND SEND REPONSE TO CREDIT BUREAU. REPORTED LOAN FORECLOSURE SALE HELD 05/07/2008 180 DAYS OR MORE PAST DUE.
LOG	07/02/08	MZ3	FABP02	EQUITY ANALYSIS BPO RECEIVED FROM PROTECK
LOG	07/01/08	JAW	LEGAL	* STRICTLY CONFIDENTIAL * LEGAL ACTION *
CDL	06/30/08	AUV		RVWD ACCNT FOR BRANDON (WJD) LOAN UNDER RVW IN TAX DEPT.

1509

CSOC.RICH.002284

JPMC- 000503
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CSOC.RICH.002285

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CA-View Browse - LAFICHE-ICCS -NSC SARALTIL---------------------------------- Rec 190934009 Pg 3266877.058 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                 CDL    06/30/08   AUV              RVWD LOAN
                                 LOG    06/27/08   MZ3    HABPC1    EQUITY ANALYSIS ORDERED NEW BPO FROM PROTECK

SARPAGE 3266878
ICCSFICH-156                       W A S H I N G T O N   M U T U A L                                          09/01/08
                                 COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE                        PAGE 3266878
                                    FOR THE TIME PERIOD 06/01/08  THRU  08/31/08
-----------------------------------------------------------------------------------------------------------------------
                                 CDL    06/27/08   AUV              RVWD ACCNT FOR BRANDON (WJD) LOAN UNDER RVW IN TAX
                                                                    DEPT.
                                 CDL    06/27/08   AUV              RVWD LOAN
                                 CDL    06/25/08   WJD              CLLD BWR TO GO OVER MOD TERMS,LEFT MESSAGE TO CALL
                                                                    ON V/M,WILL MONITOR LOAN FOR FURTHER ASSISTANCE...B
                                                                    RANDON
                                 CDL    06/25/08   WJD              CALLD HOME    LEFT MSG/ANS MACH
                                 TSK    06/25/08   #D2    CLOSED    FOR - PLACE FCL ON HOLD
                                 FOR    06/24/08   #D2    REINST    TRANSFERRED TO LOSS MIT
                                 TSK    06/24/08   #D2    CLOSED    TRE - CA DEL 06
                                 LET    06/23/08   HNM    #BEGIN    STARTED LOSS MIT
                                 TSK    06/23/08   HNM    OPENED    FOR - PLACE FCL ON HOLD
                                 CDL    06/18/08   ***              SCORE 111   061708 AGT 890S DAYS DEL 322 RISK F
                                 LOG    06/12/08   JAW    LEGAL     * STRICTLY CONFIDENTIAL * LEGAL ACTION *
                                 LOG    06/12/08   JAW              FROM LIFE OF LOAN:
                                 LOG    06/12/08   JAW              FROM MEM1:
                                                                    LEGAL ACTION: ROUTINE LITIGATION
                                                                    PLEASE CONTACT SOPHIA DABBASHI IN LEGAL @
```

1510

JPMC- 000504
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934034 Pg 3266878.024 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

				818-775-6867 PRIORTO PROCESSING ANY ACTION ON
				THIS LOAN OR CONTACTING/SPEAKINGWITH THE
				BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
				BLIND TRANSFERS PLEASE.
	LOG	06/05/08	AK5	MAN CODE AND NO-NO STOP CHANGED TO 'L'
	COL	06/04/08	***	SCORE 111 060408 AGT E90S DAYS DEL 308 RISK F
	LOG	06/02/08	K$A	WAMU CKS#: 01423118 IAO: $250,000 & CK#:01423189
				IAO: $141,190.05 HAVE BEEN MLD VIA FEDEX PRIORITY
				OVERNIGHT DELIVERY. TRACKING#: 790517631962
				CALIFORNIA RECON CO.
				C/O DEBORAH BRIGNAC
				9200 OAKDALE AVENUE
				CHATSWORTH, CA 91331
	LOG	05/30/08	K$A	RECV'D REQU TO CUT A CK IAO: $391,190.06
				($388,001.00 3RD PARTY FUNDS AND $3,189.05 INTR).
				CK IS TO BE MADE TO CRC AND MLD VIA FEDEX.
				(SALE IS RESCINDING).
	LOG	05/28/08	D@F	RETRIEVE FILE FROM WAREHOUSE; PLACE IN JULIE
				MATHIS INBOX
	TSK	05/22/08	EDC	CLOSED CAS - CLAIM CASH
	COL	05/21/08	LZ8	FORCLSD ON, WANTED TO SEE IF WE COULD DO RPA FOR HE
				R TO SHOW MEDIA SHE IS WORKING OUT, ADV'D PROP WAS
				SOLD UNA BLE TO WORKOUT..... IHISHA X01342
	COL	05/21/08	LZ8	KELLY CLD FROM CHATSWORTH BRANCH, HAD BORR IN PERSO
				N, VERIFIED, CODE OF MONTH, WANT'D TO KNOW IF PROP

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934059 Pg 3266878.049 Look 00 Col 001 132
Command ===> Scroll ===> PAGE

				WAS SOLD, BORR A STATE REP, AND MEDIA HAS FOUND OUT
COL	05/21/08	LZ8		CLE BY OTHER VRFD HE/BP/ML/PROP
COL	05/21/08	XJZ		BORR #1 CALLD VRFD HE/BP/ML/PROP
LET	05/21/08	A&5	LM750	007 - POST NEGOTIATION DENIAL LTR
TSK	05/20/08	1G0	CLOSED	TRE - TXURCK TRACKING
LOG	05/19/08	EDC		CLOSED/COMPLETED CLMCSH TSK PER REP AXQ REQUSST TO APPLY FUNDS REC3 TO CORP 95821/SPRO *********
				UPDATED STEP 143/FOR3
COL	05/19/08	***		SCORE 118 051708 AGT 190S DAYS DEL 292 RISK F
TSK	05/19/08	A$S	OPENED	TRE - NON TRACKING

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LOG	05/16/08	#99		05/16/2008 OPEN WK ID# 2051689 / MAIL / NON123 / D OC ID# 2164121666
LOG	05/15/08	G$A		PER GM MAILBOX REQUEST
TSK	05/15/08	AXQ	CLOSED	CLM - CASH TO CLAIM - ADVS OF PLR
TSK	05/15/08	AXQ	OPENED	CAS - CLAIM CASH
LOG	05/14/08	EDC		RECD 3RD PARTY SALES CK# 530-030079 EFD: 051308 IAO 388000.01 FROM CALIFORNIA RECONVEYANCE COMPANY HOLDING WAITING ON POSTING INST.
TSK	05/14/08	EDC	OPENED	CLM - CASH TO CLAIM - ADVS OF PLR

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CA-View Browse - LAFICHE-ICCS -NSC SARALTRL---------------------------------- Rec 190934084 Pg 3266879.015 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                LOG   05/09/08  #99                05/09/2008 OPEN WK ID# 2045207 / MAIL / NON123 / D
                                                                    OC ID# 2163827680
                                LOG   05/09/08  #99                05/09/2008 OPEN WK ID# 2045206 / MAIL / NON123 / D
                                                                    OC ID# 2163827676
                                COL   05/07/08  CAU                CALLD HOME    CALLED-NO MSG LEFT
                                COL   05/07/08  CAU                CLID NUMBER. MAILBOX FULL. SENT PAGE NUMBER TO CALL
                                                                    BACK 866-926-8937 EXT 01351...DANIEL
                                COL   05/05/08  ***                SCORE 118   050308 AGT E90S DAYS DEL 278 RISK F
                                TSK   05/05/08  ASS    OPENED      TRE - TKURCK TRACKING
                                LOG   05/02/08  CFC                RETURNED PERSONAL CK#1489 IAO $4227.98 TO H/O
                                                                    EFF 050108 DUE TO CERTIFIED FUNDS REQUIRED.
                                COL   05/02/08  ***                 VACANT SECURED       CONDITION ON 043008    FNFS
                                LET   05/02/08  CFC    CA009       014 - Default Check Returns
                                LOG   04/30/08  KS9                LOSS MIT FILE WS BC #56198115 9 DENIALS
                                COL   04/22/08  U@$                CALLD HOME    LEFT MSG/ANS MACH
                                COL   04/22/08  U@$                WRSNG MY LIST: X01323 AMABELLE
                                LOG   04/22/08  1X5    QSMCLS      LOAN SERVICE EXECUTIVE RESOLVED
                                                                    S/W MS RICHARDSONS ASSISTANT AND ADVISED HIM THAT
                                                                    THE REINST FIGURES HAVE BEEN SENT TO HER VIA FED E
                                                                    X ON 04/17. HE WILL MAKE SURE THAT SHE RECEIVES TH
                                                                    EM
                                COL   04/18/08  ***                SCORE 118   041708 AGT E90S DAYS DEL 261 RISK F
                                COL   04/17/08  JRR                **ITE**SENT REINSTATEMENT FIGURES TO BRMR VIA OVERN
                                                                    IGHT MAIL, FEDEX TRACKING 790495056023
                                TSK   04/16/08  #49    CLOSED      FOF - WORKOUT FAILED - RESTART FCL
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CA-View Browse - LAFICHE-ICCS -NEC SARALTEL---------------------------------- Rec 190934109 Pg 3266879.040 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                    FOR    04/15/08   E@F    BEGIN     ACTIVE FORECLOSURE
                                    TSK    04/15/08   E@F    OPENED    FOR - WORKOUT FAILED - RESTART FCL
                                    LOG    04/10/08   JRR              ***EXECUTIVE ISSUE**EMAILED REINSTATEMENT FIGURES
                                                                      TO DTE
                                    COL    04/08/08   MED              CALLED BORR HM PH# LMTC.............JANICE01349
                                    COL    04/04/08   MED              P/U ON ACCT.FILE HAS BEEN SUBMITTED FOR HOLD
                                                                                                          JANICE01349
                                    COL    04/04/08   ***              SCORE 118   040408 AGT 890S DAYS DEL 247 RISK F
                                    FOR    04/04/08   @VU    REINST    TRANSFERRED TO LOSS MIT
                                    LOG    04/03/08   1X5    QSMCLL    LOAN SERVICE EXECUTIVE RECEIVED
                                                                      I HAVE CALLED AND LEFT A MESSAGE ON HER CELL PHONE
                                                                      FOR HER TO CALL ME. THE SITUATION AS JAN DESCRIBES
                                                                      IT BELOW IS THAT THE CUSTOMER IS ATTEMPTING TO
                                                                      BRING THE LOAN CURRENT. SHE IS LOOKING TO OBTAIN A
                                                                      REINSTATEMENT FIGURE AND PREVENT FORECLOSURE.
                                    COL    04/03/08   JRR              ***SENT EMAIL FOR FORECLOSURE HOLD ON LOAN AS THIS
                                                                      IS A DIRECT TO EXECTIVE ISSUE*******************
                                    LOG    04/03/08   DH#              ****RCVD CONGRESSIONAL COMPLAINT**********
                                                                      MORTGAGOR WANTS REINSTATMENT FIGURES AND TO REINST
                                                                      ATE HER LOAN ASAP...SHE HAS THE FUNDS AVAILABLE
SARPAGE 3266880
ICCSPICH-156                          W A S H I N G T O N   M U T U A L                                    09/07/08
                                    COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE                   PAGE 3266884
                                      FOR THE TIME PERIOD 06/01/06  THRU  08/31/08
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0729942433

				TO PAY...REFERRED TO ALLISON TO WORK ON ASAP;
CDL	04/03/08	MED		BORR CALLED INFORMED HER OF SALE DATE AND MOD REQ JANICE01349
COL	04/03/08	***		VACANT SECURED CONDITION ON 040208 FNFS
TSK	03/31/08	ANI	CLOSED	TRE - SUBPRIME-SENT FOR DELQ SEARCH
COL	03/26/08	U@S		CALLD HOME LEFT MSG/ANS MACH
COL	03/26/08	U@S		WRONG MY LIST: X02218 OR X01323
				FCL SALE DATE IS 4/7
CDL	03/18/08	***		SCORE 122 031708 AGT 890S DAYS DEL 230 RISK F
LET	03/15/08	SYS	CP003	006 - CA OFT OUT STNDALONE 03/12/08
LET	03/14/08	E@F	REMOWD	INABILITY TO PAY
LET	03/14/08	E@F	LM750	007 - POST NEGOTIATION DENIAL LTR
COL	03/10/08	AQE		RVWD LOAN
COL	03/10/08	AQE		NO STATUS CHANGE FILE STILL IN LINE TO BE REVWED BY NEGOT
COL	03/06/08	AQE		CLD CELL #1 LEFT MSG/ANS MACH
COL	03/06/08	AQE		RVWD LOAN
COL	03/06/08	AQE		WORKING W01 LIST - TOO EARLY TO CALL MTGR WILL CALL SHORTLY
LET	03/06/08	NP6	KF190	009 - CR300 Total Due for Publicatio
COL	03/04/08	***		SCORE 122 030308 AGT 890S DAYS DEL 216 RISK F
TSK	02/26/08	JRD	CLOSED	TRE - FCL DELQ NONESC TAX RESEARCH
COL	02/25/08	AQE		CLD CELL #1 LEFT MSG/ANS MACH
COL	02/25/08	AQE		ADVISED MTGR OF STATUS
LET	02/22/08	SYS	CP001	013 - PRIVACY NOTICE MAICH 01/23/08

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934159 Pg 3266880.031 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

LET	02/21/08	SKF	TX707	026 - Tax Breach Ltr
COL	02/19/08	***		SCORE 122 021308 AGT 190S DAYS DEL 202 RISK F
COL	02/13/08	AQE		CLD CELL #1 LEFT MSG/ANS MACH
COL	02/12/08	AQE		RVWD LOAN
COL	02/12/08	AQE		WORKING W01 LIST NOTHING NEW HAPPEDN. IN LINE TO BE REVWED BY NEGOT.
TSK	02/12/08	TWX	OPENED	TRE - SUBPRIME-SENT FOR DELQ SEARCH
COL	02/07/08	AQE		RVWD LOAN
COL	02/07/08	AQE		REVWED LOAN WORKING W01 LIST - NEW SUMBISSION ON 2/5/08.
LET	02/07/08	LID	LB749	001 - Missing Items Notifi 02/06/08
LOG	02/06/08	APN	SOLSAC	SACRAMENTO OUTREACH SEMINAR INVITATION MAILED
COL	02/05/08	AQE		S/W BORR #1 VRFD SP/BP/ML/PROP
COL	02/05/08	AQE		CLARIFIED WITH MTGR THE SURPLUS OF INCOME IS INCORRECT BECAUSE SHE IS MAKING PAYMENTS BASED UPON WORKOUT OF OTHER MTGS. WHEN WE INCLUDE MTGS DEFCIT 165.
COL	02/05/08	$BT		FINANCIAL INFORMATION AS ON 02/05/2008: MONTHLY INCOME = $9,500.50 MONTHLY EXPENSES = $4,962.98(INCLUDES MORTGAGE)
COL	02/05/08	$BT		INCOMING CALL TALKED TO LAURA RICHARDSON. BITB INTERVIEW CONDUCTED BY U486064, REFER TO INTERVIEW NUMBER 459582
COL	02/05/08	AQE		PER THE FINANCIALS COMPANY PAYS FOR CELL PHONE. SHE HAS NO INTERNET SERVICE.
COL	02/05/08	AQE		PER THE FINANCIALS UTILITIES IS SO LOW BECAUS SHE T

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934184 Pg 3266880.056 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

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                                                  RAVELS ALL THE TIME WITH JOB AND HARDLY HOME.
COL    02/05/08   AQE                             PER THE FINANCIALS TRANSPORTATION IS LOW BECAU HER
                                                  CAR IS FULLY PAID FOR BY THE GOVERNMENT CONGRESS. S
                                                  HE ONLY PAYS FOR 250.00 AUTO INS.

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                                  FOR THE TIME PERIOD 06/01/06  THRU  08/31/08
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COL    02/05/08   AQE                             PER THE FINANCIALS - FOOD IS SO LOW BECAUSE SHE IS
                                                  SINGLE AND SINCE SHE IS MEMBER OF CONGRESS SHE OFTE
                                                  N ATTENDS EVENTS WITH DINNER OR LUNCH PROVIDED.
COL    02/05/08   AQE                             FINCL COMPLTD
COL    02/05/08   AQE                             DID MOD APPLICATION PER FINANCIALS DID NOT INCLUDE
                                                  OTHER MTGS 2594,2495 MTGR ADVISED NOT PAYING AT THI
                                                  S TIME. HUGE SURPLUS OF 4,602 DUE TO MTGS NOT PAID.
COL    02/05/08   M5@                             BORR #1 CALLD VRFD SP/BP/SSN      OWNER OCC
COL    02/05/08   M5@                             BORR CALLED STTD THAT SHE DOESN'T HAVE THE FUNDS TO
                                                   REINSTATE THE LOAN TRANS TO ANABELLE ESPINOSA
                                                  IN CHATS EXT 18953
COL    02/05/08   ***                             SCORE 122   020508 AGT E90S DAYS DEL 188 RISK F
LET    02/05/08   $BT     BEGIN                   STARTED LOSS MIT
COL    01/31/08   ***                             SCORE 131   013008 AGT E90S DAYS DEL 183 RISK F
LOG    01/30/08   $1X     CISCH                   GENERAL CHANGE NAME / ADDRESS / SSN
                                                  -(U232143)
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CSOC.RICH.002292

JPMC- 000511
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CSOC.RICH.002293

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CA-View Browse - LAFICHE-ICCS -NSC SARAL/TTL---------------------------------- Rec 190934209 Pg 3266881.022 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                LOG   01/30/08  $1Z    SDCISU    SIEBEL DESKTOP ACCOUNT PROFILE UPDATE
                                                                  UPDATE RECORD VIA DATABROKER -(U232143)
                                LOG   01/16/08  JZ0               TXMD: REASSIGNED FCONES TASK FROM TAX SALE TEAM TO
                                                                  NTR TEAM 1-15-08.SSPRINGS/ESHEARER
                                TSK   01/10/08  #3R    OPENED     TRE - FCL DELQ NONESC TAX RESEARCH
                                COL   01/04/08  ***               SCORE 137   010308 AGT E90S DAYS DEL 156 RISK F
                                COL   01/03/08  U@$               CALLD HOME    NO ANSWER
                                COL   01/03/08  U@$               MAILBOX FULL
                                LET   12/31/07  ***    YE1C7      A00 - LAURA RICHARDSON
                                COL   12/19/07  U@$               CALLD HOME    NO ANSWER
                                COL   12/19/07  U@$               CLD ON MY LIST                                    X02218
                                COL   12/18/07  ***               SCORE 143   121707 AGT E90S DAYS DEL 139 RISK F
                                COL   12/12/07  $BB                             FC FILE SNT 2 ATTY
                                COL   12/12/07  AM@                             FC APRVD BY MGMT
                                COL   12/12/07  AAP               MAIL RETURNED
                                FOR   12/12/07  $BB    BEGIN      ACTIVE FORECLOSURE
                                COL   12/10/07  N@K               MANUAL DIAL
                                COL   12/10/07  N@K               CALLD HOME    CALLED-NO MSG LEFT
                                COL   12/08/07  AVA                             ANS. MACH.-NO MSG
                                COL   12/07/07  N@K               MANUAL DIAL
                                COL   12/07/07  N@K               CALLD HOME    CALLED-NO MSG LEFT
                                COL   12/07/07  ***                VACANT SECURED       CONDITION ON 120507   FNFS
                                COL   12/06/07  AAP               MAIL RETURNED
                                COL   12/06/07  MKC                             FILE 2 MGR 4 FC OK
                                COL   12/04/07  N@K               MANUAL DIAL
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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934234 Pg 3266881.047 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

CDL	12/04/07	N@K		CALLD HOME CALLED-NO MSG LEFT
CDL	12/04/07	***		SCORE 195 120407 AGT E90S DAYS DEL 125 RISK F
CDL	11/30/07	***		BROKEN-PLAN PAID LESS
CDL	11/30/07	N@K		MANUAL DIAL
CDL	11/30/07	N@K		CALLD HOME CALLED-NO MSG LEFT
CDL	11/30/07	N@K		MANUAL DIAL
CDL	11/30/07	N@K		CALLD HOME CALLED-NO MSG LEFT
CDL	11/30/07	N@K		MANUAL DIAL
CDL	11/30/07	N@K		CALLD HOME CALLED-NO MSG LEFT
LET	11/27/07	CPI	EN100	002 - HOPE NOW LETTER 11/26/07
CDL	11/19/07	***		SCORE 229 111707 AGT E90S DAYS DEL 110 RISK E
LET	11/07/07	CPI	EZ221	005 - Vacant Notification-35R071106
LOG	11/05/07	$JU		REVWD FTV RPT; MTGR ON REPAY PLAN. NO ACTION

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				TAKEN.
CDL	11/05/07	***		SCORE 229 110307 AGT E90S DAYS DEL 096 RISK E
CDL	11/05/07	***		VACANT SECURED CONDITION ON 110107 FNFS
LET	11/02/07	CPI	SP251	001 - SP DEMAND 11/01/07
LOG	10/23/07	DOP		FROM MRM1:
				TITANIUM RESULTS:ALL ATTEMPTS TO CONTACT H/C VIA
				VISITS AN PHONE HAVE BEEN EXHAUSTED AND THERE WAS

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934259 Pg 3266882.013 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

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                                                BEEN NO RESPONSE T MSGS LEFT/RFD UNKNOWN/
                                                RFD-UNKNOWN /OCCUP-UNKNOWN/EXT-5 /INT-N/A/
                                                OVERALL-3 HIGH-STABLE/NOT LISTED/VALUE-560000.00
                LOG   10/23/07   DOP           FROM MEMI:
                                                TITANIUM RESULTS:ALL ATTEMPTS TO CONTACT H/O VIA
                                                VISITS AN PHONE HAVE BEEN EXHAUSTED AND THERE HAS
                                                BEEN NO RESPONSE T MSGS LEFT/RFD UNKNOWN/
                                                RFD-UNKNOWN /OCCUP-UNKNOWN/EXT-3 /INT-N/A/
                                                OVERALL-3 HIGH-STABLE/NOT LISTED/ VALUE-142000.00
                COL   10/23/07   DOP           RECVD WN  TITANIUM  FILE  10/22/07
                COL   10/23/07   DOP                      SENT TO FILMING
                COL   10/23/07   DOP                      TITANIUM COMPLETE
                COL   10/18/07   ***           SCORE 195   101707 AGT E90S DAYS DEL 139 RISK F
                COL   10/15/07   IUN                      CONFIRMED PTP/RPA
                COL   10/13/07   AVA                      ANS. MACH.-NO MSG
                COL   10/13/07   @RS           INCOMING CALL TALKED TO LAURA  RICHARDSON. BITE IN
                                                TERVIEW CONDUCTED BY U242300, REFER TO INTERVIEW N
                                                UMBER 423436
                COL   10/13/07   @RS                                      CURTAILMENT/INCOME
                COL   10/13/07   @RS           S/W BORR #1   RPA APPROVED       CURTAILMENT/INCOME
                COL   10/13/07   @RS           FINANCIAL INFORMATION AS ON 10/13/2007: MONTHLY IN
                                                COME = $13,000.00 MONTHLY EXPENSES = $11,002.98(IN
                                                CLUDES MORTGAGE)
                COL   10/13/07   I9C                      GAVE STACUS
                COL   10/13/07   I9C            SW BRW TK JTT IAO 12000.00+15.00PF ON 1031 AS DNPM
```

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934284 Pg 3266882.038 Lock 00 Col 001 132
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                                                   FR RPA...
COL    10/13/07  I9C                               SW BKW ADV OF TAD,,../FRCL ETC /STTD WAS OUT OF CNT
                                                   .../MAD RPA,.../ADV BROKEN.../
                                                              MADE REPAY PLAN
COL    10/13/07  I9C
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/31/08
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  I9C                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  $BT                               ADDED PLAN 01: 01 PYMTS, TOT 22197.42, END 10/20/07
COL    10/13/07  $BT                               CHANG PLAN 01: 04 PYMTS, TOT 30675.00, END 0./25/08
COL    10/13/07  $BT                               CHANG PLAN 01: 06 PYMTS, TOT 43083.64, END 03/25/08
COL    10/13/07  $BT                               CHANG PLAN 01: 02 PYMTS, TOT 18225.00, END 11/25/07
COL    10/13/07  I9C                               BORR #1 CALLD JIT AUTH/AGRD FEE  CURTAILMENT/INCOME
                                                       12,015.00  11-03
COL    10/13/07  $BT                               CHANG PLAN 01: 03 PYMTS, TOT 24450.00, END 12/25/07
COL    10/13/07  $BT                               CHANG PLAN 01: 05 PYMTS, TOT 36900.00, END 02/25/08
COL    10/13/07  $BT                               CHANG PLAN 01: 01 PYMTS, TOT 12000.00, END 10/26/07
COL    10/13/07  I9C                                RED CHANGED JOBS../FINAN ISSUES...
COL    10/13/07  I9C                               OWNER OCC     VRFD BP/BP/SS#
LOG    10/13/07  I9C    AEGIS                      JIT DEBIT INITIATED 1564723145
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W A S H I N G T O N M U T U A L — 09/07/08
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CSOC.RICH.002296

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934309 Pg 3266883.004 Lock 00 Col 001 132
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COL	10/13/07	I9C		JIT DRAFT INITIATE 1564723145
				12,015.00 11-03
LET	10/13/07	I9C	AG906	019 - Aegis Jit Draft 1564723145
LET	10/13/07	$BT	CL497	004 - Repayment Plan-Pgs 1 & 2
LET	10/13/07	$BT	CL498	003 - Repayment Plan-Pgs 3 & 4
LET	10/13/07	I9C	CL497	004 - Repayment Plan-Pgs 1 & 2
COL	10/12/07	AVA		ANS. MACH.-NO MSG
COL	10/11/07	LFT		CALLD HOME CALLED-NO MSG LEFT
COL	10/10/07	AVA		ANS. MACH.-NO MSG
COL	10/09/07	AVA		ANS. MACH.-NO MSG
COL	10/09/07	N@K		MANUAL DIAL
COL	10/09/07	N@K		CALLD HOME CALLED-NO MSG LEFT
COL	10/08/07	AVA		ANS. MACH.-NO MSG
COL	10/06/07	AVA		ANS. MACH.-NO MSG
COL	10/05/07	AVA		ANS. MACH.-NO MSG
LOG	10/05/07	AMA		ZC STERLING DATED 10-4;2006;PAY
TSK	10/05/07	AMA	OPENED	TRE - CA DEL 06
COL	10/04/07	AVA		ANS. MACH.-NO MSG
COL	10/04/07	***		SCORE 195 100497 AGT E90S DAYS DEL 125 RISK F
COL	10/03/07	ASB		CALLD HOME NO ANSWER
COL	10/03/07	N@K		MANUAL DIAL
COL	10/03/07	N@K		CALLD HOME CALLED-NO MSG LEFT
COL	10/02/07	AVA		ANS. MACH.-NO MSG

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CSOC.RICH.002297

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934334 Pg 3266883.029 Lock 00 Col 001 132
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COL	10/01/07	AVA			ANS. MACH.-NO MSG
COL	10/01/07	A7#		CALLD HOME	NO ANSWER
COL	10/01/07	A7#		MANUAL DIAL	
COL	09/30/07	KQ1		CALLD HOME	CALLED-NO MSG LEFT
COL	09/29/07	AVA			ANS. MACH.-NO MSG
COL	09/28/07	AVA			ANS. MACH.-NO MSG
COL	09/28/07	A7#		CALLD HOME	NO ANSWER
COL	09/28/07	A7#		MANUAL DIAL	
COL	09/27/07	AVA			ANS. MACH.-NO MSG
COL	09/27/07	LFT		CALLD HOME	LEFT MSG/ANS MACH
COL	09/27/07	LFT		RVWD LOAN	
COL	09/27/07	LFT		MANUAL DIAL	
COL	09/27/07	A7#		CALLD HOME	NO ANSWER
COL	09/27/07	A7#		MANUAL DIAL	
COL	09/26/07	AVA			ANS. MACH.-NO MSG
COL	09/26/07	W0C		CALLD HOME	LEFT MSG/ANS MACH
COL	09/26/07	A7#		MANUAL DIAL	
COL	09/26/07	A7#		CALLD HOME	CALLED-NO MSG LEFT
LET	09/26/07	W0C	SP721	013 - Unable to Contact 2	
COL	09/25/07	K3U		CALLD HOME	CALLED-NO MSG LEFT
COL	09/25/07	A7#		CALLD HOME	CALLED-NO MSG LEFT
COL	09/25/07	A7#		MANUAL DIAL	
COL	09/24/07	DDE		CALLD HOME	CALLED-NO MSG LEFT
COL	09/24/07	T4T		CALLD HOME	CALLED-NO MSG LEFT
COL	09/22/07	AVA			ANS. MACH.-NO MSG

1523

CSOC.RICH.002298

JPMC- 000517
CONFIDENTIAL

CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934359 Pg 3266883.054 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	09/21/07	D7H		TITANIUM REQUESTED
COL	09/21/07	D7H	MANUAL DIAL	
COL	09/21/07	H00	CLD OTHER	CALLED-NO MSG LEFT
COL	09/20/07	T4T	CALLD HOME	NO ANSWER
COL	09/20/07	AVA		ANS. MACH.-NO MSG
COL	09/20/07	A7#	RVWD LOAN	

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ICCSFICH-156

W A S H I N G T O N M U T U A L 09/07/08
COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE PAGE 3266884
FOR THE TIME PERIOD 06/01/06 THRU 08/31/08

COL	09/20/07	S@P	CALLD HOME	LEFT MSG/ANS MACH
COL	09/19/07	L1$		CALLED-NO MSG LEFT
COL	09/19/07	W0C	CALLD HOME	NO ANSWER
COL	09/19/07	I3A	CALLD HOME	CALLED-NO MSG LEFT
COL	09/18/07	W26	CALLD HOME	CALLED-NO MSG LEFT
COL	09/18/07	LFT	CALLD HOME	NO ANSWER
COL	09/18/07	S@P	CALLD HOME	CALLED-NO MSG LEFT
COL	09/18/07	A7#	MANUAL DIAL	
COL	09/18/07	A7#	CALLD HOME	CALLED-NO MSG LEFT
COL	09/18/07	***	SCORE 229	091707 AGT E90S DAYS DEL 109 RISK E
COL	09/18/07	***	ORIGINAL OWNER	CONDITION ON 091507 FNFS
COL	09/17/07	AVA		ANS. MACH.-NO MSG
COL	09/17/07	A7#	CALLD HOME	LEFT MSG/ANS MACH
COL	09/17/07	A7#	MANUAL DIAL	

1524

CSOC.RICH.002299

JPMC- 000518
CONFIDENTIAL

LA-view Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934384 Pg 3266884.020 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	09/15/07	AVA			SIT TONE ENCOUNT.
COL	09/14/07	AVA			BLAST MACH LMC
COL	09/13/07	LFT		CALLD HOME	CALLED-NO MSG LEFT
COL	09/13/07	A7#		CALLD HOME	NO ANSWER
COL	09/13/07	A7#		MANUAL DIAL	
COL	09/12/07	LFT		CALLD HOME	CALLED-NO MSG LEFT
COL	09/12/07	MZR		CALLD HOME	LEFT MSG/ANS MACH
COL	09/11/07	GDS		CALLD HOME	LEFT MSG/ANS MACH
COL	09/10/07	KQ1		CALLD HOME	CALLED-NO MSG LEFT
COL	09/10/07	A7#		CALLD HOME	NO ANSWER
COL	09/10/07	A7#		MANUAL DIAL	
COL	09/08/07	JTK		CALLD HOME	NO ANSWER
COL	09/06/07	DDE		CALLD HOME	CALLED-NO MSG LEFT
COL	09/05/07	KRX		CALLD HOME	CALLED-NO MSG LEFT
COL	09/05/07	***	-	SCORE 229	090507 AGT E90S DAYS DEL 096 RISK E
COL	09/04/07	L19		CALLD HOME	NO ANSWER
COL	09/03/07	IJP		CALLD HOME	CALLED-NO MSG LEFT
COL	09/03/07	KQF		CALLD HOME	LEFT MSG/ANS MACH
COL	09/02/07	IXL		CALLD HOME	NO ANSWER
COL	09/01/07	AVA			ANS. MACH.-NO MSG
LET	09/01/07	CP1	SP150	013 - Loss Mit Solicitation R070831	
COL	08/31/07	KOK		CALLD HOME	LEFT MSG/ANS MACH
COL	08/31/07	***		SP150 Loss Mit Solicitation	LETTER SENT
COL	08/30/07	W26		CALLD HOME	CALLED-NO MSG LEFT
COL	08/30/07	K3X		MANUAL DIAL	

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CSOC.RICH.002300

JPMC- 000519
CONFIDENTIAL

CSOC.RICH.002301

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL------------------------------------ Rec 190934409 Pg 3266884.045 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                COL   08/30/07  R3X          CALLD HOME    LEFT MSG/ANS MACH
                                COL   08/29/07  J0H          CALLD HOME    CALLED-NO MSG LEFT
                                COL   08/29/07  W26          CALLD HOME    CALLED-NO MSG LEFT
                                COL   08/28/07  AVA                        ANS. MACH.-NO MSG
                                COL   08/27/07  AVA                        ANS. MACH.-NO MSG
                                COL   08/25/07  AVA                        NO ANSWER
                                COL   08/24/07  GD$          CALLD HOME    CALLED-NO MSG LEFT
                                COL   08/23/07  W26          CALLD HOME    CALLED-NO MSG LEFT
                                COL   08/23/07  L19          CALLD HOME    NO ANSWER
                                COL   08/22/07  ***          BROKEN-PLAN  NSF BAD CHECK
                                LOG   08/22/07  BE8          COMPLETED JIT
                                                             IAC $ 6300.00
                                                             RVSL RPRSNTS PYMT POSTED  08/10/07.
                                                             ITEM WAS RTRND AS NSF
                                LOG   08/22/07  BE8          COMPLETED JIT
SARPAGE 3266885
ICCSFICH-156                      W A S H I N G T O N   M U T U A L                                    09/07/08
                                COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE                    PAGE 3266885
                                   FOR THE TIME PERIOD 06/01/06  THRU  08/31/08
                                                             IAC $6300.00
                                                             RVSL RPRSNTS PYMT POSTED  08/10/07.
                                                             ITEM WAS RTRND AS  NSF
                                COL   08/22/07  ***          MISAPPLICATN REVERSAL
                                COL   08/22/07  ***          NON-SUFFICIENT FUNDS
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JPMC-000520
CONFIDENTIAL

CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934434 Pg 3266885.011 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	08/16/07	***		SCORE 306 081707 AGT E306 DAYS DEL 048 RISK D
COL	08/16/07	***		ORIGINAL OWNER CONDITION ON 080307 INFS
LOG	08/15/07	DG9	PPFREM	PPF HEADER ID REMOVED FROM PAYP PREVIOUS PPF HEADER ID ON PAYP WAS P00 REMOVED ON 08/13/07.
COL	08/10/07	@RS		INCOMING CALL TALKED TO LAURA RICHARDSON, BITB INTERVIEW CONDUCTED BY U223023, REFER TO INTERVIEW NUMBER 408939
COL	08/10/07	@RS		CUREAILMENT/INCOME
COL	08/10/07	@RS		S/W BORR #1 MADE REPAY PLAN CUREAILMENT/INCOME
COL	08/10/07	@RS		CHANG PLAN 02: 05 PYMTS, TOT 28800.00, END 12/13/07
COL	08/10/07	@RS		CHANG PLAN 02: 06 PYMTS, TOT 34331.20, END 01/13/08
COL	08/10/07	@RS		CHANG PLAN 02: 01 PYMTS, TOT 6300.00, END 08/13/07
COL	08/10/07	@RS		ADDED PLAN 02: 01 PYMTS, TOT 4227.98, END 08/17/07
COL	08/10/07	@RS		CHANG PLAN 02: 03 PYMTS, TOT 17550.00, END 10/13/07
COL	08/10/07	@RS		DELET PLAN 01: 06 PYMTS, TOT 34331.20, END 01/13/08
COL	08/10/07	@RS		FINANCIAL INFORMATION AS ON 08/10/2007: MONTHLY INCOME = $10,800.00 MONTHLY EXPENSES = $9,402.98(INCLUDES MORTGAGE)
COL	08/10/07	@RS		CHANG PLAN 02: 04 PYMTS, TOT 23175.00, END 11/13/07
COL	08/10/07	@RS		CHANG PLAN 02: 02 PYMTS, TOT 11925.00, END 09/13/07
COL	08/10/07	$BT		CHANG PLAN 01: 06 PYMTS, TOT 34331.20, END 01/13/08
COL	08/10/07	$BT		ADDED PLAN 01: 01 PYMTS, TOT 13444.98, END 08/17/07
COL	08/10/07	$BT		CHANG PLAN 01: 04 PYMTS, TOT 23175.00, END 11/13/07
COL	08/10/07	$BT		CHANG PLAN 01: 02 PYMTS, TOT 11925.00, END 09/13/07

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CSOC.RICH.002302

JPMC- 000521
CONFIDENTIAL

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CA-View Browse - LAFICHE-ICCS -NSC SARALTHL------------------------------------- Rec 190934459 Pg 3266885.036 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                    COL   08/10/07   W26                                                   PAY SCHEDULE
                                    COL   08/10/07   W26          S/W BORR #1   JIT AUTH/AGRD FEE
                                                                      6,300.00  08-13
                                    COL   08/10/07   SBT          CHRNG PLAN 01: 01 PYMTS, TOT  6300.00, END 08/13/07
                                    COL   08/10/07   SBT          CHRNG PLAN 01: 03 PYMTS, TOT 17550.00, END 10/13/07
                                    COL   08/10/07   SBT          CHRNG PLAN 01: 05 PYMTS, TOT 28800.00, END 12/13/07
                                    COL   08/10/07   W26                         CUST AGRD $15 JIT
                                    COL   08/10/07   W26          TOOK JIT FOR $6300.00 AS DOWN PMT FOR REPAY PLAN.
                                                                  RFD-BORR WORKS FOR THE STATE AND HER PAYCHECK HAS
                                                                  BEEN DELAYED FOR 2 MONTHS...STEF8085
                                    COL   08/10/07   W26          OWNER OCC
                                    COL   08/10/07   W26                          GAVE STATUS
                                    COL   08/10/07   W26                         EDUCATED BORR
                                    COL   08/10/07   W26                         VRFD HP/BP/SS#
                                    LOG   08/10/07   W26   AEGIS  JIT DEBIT INITIATED 1564559576
                                    COL   08/10/07   W26                         JIT DRAFT INITIATE 1564559576
                                                                      6,315.00  08-13
                                    COL   08/10/07   C24          CALLD HOME    NO ANSWER
                                    COL   08/09/07   K3X          CALLD HOME    CALLED-NO MSG LEFT
                                    COL   08/09/07   JHQ          CALLD HOME    LEFT MSG/ANS MACH
                                    COL   08/08/07   KQI          CALLD HOME    CALLED-NO MSG LEFT
                                    COL   08/08/07   EBZ            TRIED TO CONTACT H/O AS REQUESTED WAS NOT IN
                                    COL   08/08/07   EBZ          CALLD HOME
                                    COL   08/08/07   JQ8          CALLD HOME    LEFT MSG/ANS MACH
SARPAGE 3266885
```

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CSOC.RICH.002303

JPMC- 000522
CONFIDENTIAL

CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934484 Pg 3266886.002 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE
ICCSFICH-156 09/07/08
PAGE 3266886

W A S H I N G T O N M U T U A L
COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE
FOR THE TIME PERIOD 06/01/06 THRU 08/31/08

[redacted]

COL	08/07/07	W26	CALLD HOME CALLED-NO MSG LEFT
COL	08/07/07	TSH	CALLD HOME CALLED-NO MSG LEFT
COL	08/07/07	XPA	CALLD HOME NO ANSWER
COL	08/06/07	EBE	TKE FINANCES TO DETERMINE IF SHE QUALIFIES FOR REP
			Y PLN SD HAS ONE PMT ASK FOR A CL BK ON WEDNESDAY A
			ND WL TK FINANCES AT THAT TIME AND A PYMT IF QUALIF
COL	08/06/07	EBE	H/O CL RE ACCNT WORKS FOR THE STATE OF CALIFORNIA
			SD HV NOT BN PD IN TWO MOS DO EXPECT TO REC CK NXT
			MONTH, SPK W/H/G RE REPY PLN ADVD WL NEED 1 PMT
COL	08/06/07	EBE	PAY SCHEDULE
COL	08/06/07	EBE	S/W BORR #1 EDUCATED BORR
COL	08/06/07	EBE	BORR #1 CALLD VRFD HP/BP/ML/PROP
COL	08/06/07	W26	CALLD HOME LEFT MSG/ANS MACH
COL	08/04/07	***	SCORE 246 080307 AGT E30S DAYS DEL 064 RISK E
COL	08/03/07	AUV	CALLD HOME NO ANSWER
COL	08/02/07	DAV	NO ANSWER
COL	08/01/07	D7H	CALLD HOME NO ANSWER
COL	07/31/07	J2L	CALLD HOME LEFT MSG/ANS MACH
COL	07/31/07	K3Z	CALLD HOME NO ANSWER
COL	07/31/07	HW4	CALLD HOME NO ANSWER
COL	07/30/07	K3T	CALLD HOME CALLED-NO MSG LEFT

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CSOC.RICH.002304

JPMC- 000523
CONFIDENTIAL

LA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934509 Pg 3266886.027 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

CCL	07/30/07	KQ3	CALLD HOME NO ANSWER
CCL	07/27/07	PS2	CALLD HOME NO ANSWER
CCL	07/26/07	WQV	CALLD HOME NO ANSWER
CCL	07/26/07	HRR	CALLD HOME LEFT MSG/ANS MACH
CCL	07/25/07	T1V	CALLD HOME NO ANSWER
CCL	07/25/07	HXC	CALLD HOME LEFT MSG/ANS MACH
CCL	07/25/07	LFW	CALLD HOME CALLED-NO MSG LEFT
CCL	07/24/07	YZ@	CALLD HOME CALLED-NO MSG LEFT
CCL	07/24/07	GQ7	CALLD HOME NO ANSWER
CCL	07/24/07	XDU	CALLD HOME CALLED-NO MSG LEFT
CCL	07/23/07	JGP	CALLD HOME NO ANSWER
CCL	07/23/07	***	SP261 Pre FCL Notice LETTER SENT
CCL	07/18/07	***	SCORE 275 071707 AGT E30S DAYS DEL 047 RISK D
CCL	07/06/07	R2Z	CALLD HOME LEFT MSG TO CALL
CCL	07/06/07	***	SP715 35 Day Letter LETTER SENT
CCL	07/05/07	***	SCORE 275 070107 AGT E30S DAYS DEL 034 RISK D
CCL	06/27/07	KG6	CSTM SD TH SHE WLL CLL BACK TO MK TH PMT CAUSE SH
			E IS IN A MEETING..
CCL	06/27/07	KG6	S/W BORR #1 UNABLE TO COMMIT
CCL	06/27/07	KG6	CALLD HOME
CCL	06/26/07	KG2	CALLD HOME ANS. MACH.-NO MSG
CCL	06/24/07	KGR	CALLD HOME LEFT MSG/ANS MACH
CCL	06/21/07	***	SP260 2nd Notice LECTER SENT
CCL	06/18/07	ILX	BWR SD WLL PY BY TH END OF TH MONTH SH WLL CLL IN.
			SH WAS WORKING DIDNT VERIFY TH INFO

1530

CSOC.RICH.002305

JPMC- 000524
CONFIDENTIAL

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CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------------------------------- Rec 190934534 Pg 3266886.052 Lock 00 Col 001 132
Command ===>                                                                                                  Scroll ===> PAGE
                                 COL   06/18/07  ILX              S/W BORR #1   UNABLE TO COMMIT
                                 COL   06/18/07  ILX              CALLD HOME
                                 COL   06/18/07  ***              SCORE 068   061607 AGT E16S DAYS DEL 017 RISK B
                                 COL   06/04/07  ***              SCORE 068   060207 AGT S16S DAYS DEL 003 RISK B
                                 COL   05/16/07  IVR                          FTP IVR
                                                                      4,227.98  05-26
                                 LOG   05/16/07  IVR    AEGIS     JIT DEBIT INITIATED 1564342001
                                 COL   05/16/07  IVR                          JIT DRAFT INITIATE 1564342001
SARPAGE 3266887
ICCSFICH-156                        W A S H I N G T O N   M U T U A L                                          09/07/08
                                 COLLECTIONS/CUSTOMER SERVICE LOAN ACTIVITY ARCHIVE                          PAGE 3266887
                                    FOR THE TIME PERIOD 06/01/06  THRU  08/31/08
[redacted]
                                                                      4,239.98  05-16
                                 LOG   05/16/07  IVR    IVRJIT    CUST SELECTED JIT OPTION VIA IVR
                                 LOG   05/16/07  IVR    IVRPMT    LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR
                                 COL   05/16/07  JO1              CALLD HOME    CALLED-NO MSG LEFT
                                 COL   05/15/07  EDG              CALLD HOME    NO ANSWER
                                 COL   05/15/07  DK5              CALLD HOME    NO ANSWER
                                 COL   05/11/07  FFK              CALLD HOME    NO ANSWER
                                 COL   05/10/07  DAV                            NO ANSWER
                                 COL   05/09/07  DAV                            ANS. MACH.-NO MSG
                                 COL   05/08/07  DAV                            NO ANSWER
                                 COL   05/04/07  ***              SCORE 068   050407 AGT E16S DAYS DEL 003 RISK B
                                 LOG   05/02/07  HQ1    PPTHDR    ADDED PPF HEADER PER SPECIAL PROJECT
```

CSOC.RICH.002306

CA-View Browse - LAFICHE-ICCS -NSC SARALTEL---------- Rec 190934539 Pg 3266887.018 Lock 00 Col 001 132
Command ==> Scroll ==> PAGE

LOG	04/16/07	LLP	JITPT	CASH JIT PAYMENT COMPLETED	
LOG	04/16/07	LLP	AEGIS	JIT DEBIT INITIATED 1564260378	
COL	04/16/07	LLP		JIT DRAFT INITIATE 1564260378	
				4,242.98	04-13
COL	04/16/07	DAV			NO ANSWER
COL	04/13/07	DAV			NO ANSWER
COL	04/12/07	DAV			NO ANSWER
COL	04/12/07	***		SCORE 069	040407 AGT E16S DAYS DEL 011 RISK B
COL	04/11/07	DAV			NO ANSWER
COL	04/11/07	***		SCORE 069	040407 AGT E16S DAYS DEL 010 RISK B
COL	04/10/07	DAV			NO ANSWER
COL	04/09/07	DAV			NO ANSWER
COL	04/06/07	DAV			NO ANSWER
COL	04/06/07	***		SCORE 012	040607 AGT RPRO DAYS DEL 005
COL	04/04/07	***		SCORE 069	040407 AGT E16S DAYS DEL 003 RISK B
COL	03/12/07	DAV			NO ANSWER
COL	03/12/07	MSX			ANS. MACH.-NO MSG
COL	03/09/07	DAV			NO ANSWER
COL	03/08/07	DAV			NO ANSWER
COL	03/08/07	E2I		CALLD HOME	CALLED-NO MSG LEFT
COL	03/08/07	D1N		CALLD HOME	LEFT MSG/ANS MACH
COL	03/07/07	SJC		CALLD HOME	LEFT MSG TO CALL
COL	03/06/07	DAV			NO ANSWER
COL	03/05/07	DAV			NO ANSWER
COL	03/05/07	***		SCORE 008	030307 AGT E16S DAYS DEL 004 RISK E

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CSOC.RICH.002307

JPMC- 000526
CONFIDENTIAL

CA-View Browse - 1AFICHE-ICCS -NSC SARALTHL---------- Rec 194603371 Pg 3335196.017 Lock 00 Col 001 132
Command ===> Scroll ===> PAGE

COL	04/11/07	DAV			NO ANSWER
COL	04/11/07	***		SCORE 069	040407 AGT E16S DAYS DEL 010 RISK B
COL	04/10/07	DAV			NO ANSWER
COL	04/09/07	DAV			NO ANSWER
COL	04/06/07	DAV			NO ANSWER
COL	04/06/07	***		SCORE 012	040607 AGT RPRD DAYS DEL 005
COL	04/04/07	***		SCORE 069	040407 AGT E16S DAYS DEL 003 RISK B
LET	03/30/07	SYS	CP003	004 - PRIVHOCA HLDSIDALONE 03/26/07	
COL	03/12/07	DAV			NO ANSWER
COL	03/12/07	MSX			ANS. MACH.-NO MSG
COL	03/09/07	DAV			NO ANSWER
COL	03/08/07	DAV			NO ANSWER
COL	03/08/07	E2I		CALLD HOME	CALLED-NO MSG LEFT
COL	03/08/07	D1N		CALLD HOME	LEFT MSG/ANS MACH
COL	03/07/07	GJC		CALLD HOME	LEFT MSG TO CALL
COL	03/06/07	DAV			NO ANSWER
COL	03/05/07	DAV			NO ANSWER
COL	03/05/07	***		SCORE 008	030307 AGT E16S DAYS DEL 004 RISK E
LET	01/18/07	CPI	CF001	001 - WELCOME LETTER	01/17/07
COL	01/17/07	DOP			SP WLCM NO/CNYCT
COL	01/17/07	DOP		CALLD HOME	NO ANSWER

LOAN NUMBER	MORTGAGOR NAME	ADDRESS CITY	ST ZIP	ORIG AMT PRIN BAL	INT RATE TOTAL PMT	LOAN TYPE AGE

1533

CSOC.RICH.002308

JPMC- 000527
CONFIDENTIAL

LMIN [redacted] LRC PROCESS NOTES C PRO A01/435 09/09/09 10:14:24
L RICHARDS FINAL ANALYSIS 04/01/05 TYPE CONV. RES. MAN 0
3622 W CURTIS DR SACRAMENTO CA 95818-0000
12/23/08 ----------* PROCESS NOTES *----------
12/23/08 11:36:23 A73 GL REVIEWED
12/15/08 12:01:29 BCP DDCH RECONCILED. LOSS IAO $37.00 DOC PREP FEE
(TITLE DR) SHOULD BE WRITTEN OFF. TASK OPENED TO
MOVE FUNDS IAO $598.52 (ATTY CR) FROM 95R21 TO
ESCRON (NGTI). TASK OPENED TO MOVE FUNDS IAO
$2496.52 (SUSP CR) FROM 95R21 TO SUSPENSE [SUSP].
$100000.00 WAS IN N13 AT THE TIME OF RECCH.
09/23/08 15:33:01 E6Y FILE TO WAREHOUSE
ESCMOD TASK COMPLETE
REMOVE STOPS
09/17/08 12:56:09 E6Y OPEN ESCMOD TASK
VERIFIED SYSTEM CHANGES AND FUNDING CORRECT
RECORDING NOT REQUIRED
09/11/08 16:31:31 KCM WAIVED LATE CHARGE/MSP BALANCE FOR WORKOUT
256.58/0.00
09/08/08 09:26:54 E6Y SUBMITTED SYSTEM CHANGES (MANUALLY)
09/05/08 20:23:10 E6Y *
09/04/08 09:55:28 E6Y DOCS TO ARC/COL/SM/IMAGE
PKG TO S2EC INS/INV RPTG
*** NO ENTRIES AFTER THIS DATE ***

1534

CSOC.RICH.002309

JPMC-000528
CONFIDENTIAL

1535

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LOAN: 1724342433          LMT PROCESS NOTES C PSO AGI/453   09/09/09  10:14:30
1  RICHARDS   FINAL ANALYSIS      04/01/05 TYPE CONV. RES.            MAN 0
3622 W CURTIS DR SACRAMENTO CA 95816-0000
08/18/08 ----------------------* PROCESS NOTES *-----------------------------
08/18/08  13:02:13 E6Y  OPEN FORKIL
                        UPDATE W30 STEP
                        RECEIVED EXECUTED MOD DOCS AND NO FUNDS DUE
08/12/08  11:02:18 HEC  INCOMING FED EX RECEIVED
                        NO FUNDS REQD & DOCS
07/25/08  14:54:53 E6Y  FAX COPY OF MOD DOCS TO 202-347-3046
07/24/08  09:51:29 DDE  SENT MOD DOCS OUT VIA FEDEX OVERNIGHT
                        DOCS AND FUNDS IAO $0.00 DUE
                        TRACKING NUMBER 7989-8483-7921
                        RNTD NUMBER 7905-4976-8659
                        DOCS MAILED OUT AS OF 7/23/08
07/15/08  11:04:09 HNM  FILE TO ORISKA TO PREP DOCS
07/15/08  09:52:50 ICA  LOSS MIT WORKOUT APPROVAL
07/15/08  09:38:06 HNM  FILE DELIVERED TO ED WILLIAMS TO ASSIGN TO
                        QA AS RUSH/LITIGATION
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CSOC.RICH.002311

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LMTN [redacted]          LMT PROCESS NOTES [redacted]   09/09/09  10:14:32
L RICHARDS - FINAL ANALYSIS      04/01/09 TYPE CONV. RES.            MAN 0
3622 W CURTIS DR SACRAMENTO CA 95818-0000
07/15/08 ----------------------------* PROCESS NOTES *-----------------------------
07/15/08  09:18:26 HNM  FILE SUBMITTED FOR QUALITY REVIEW
                        WORKOUT TYPE: AM TERM EXTENSION REDUCE RATE
                        NEW UPB $597330.76       CURRENT UPB $533,455.31
                        NEW P&I $4267.58  ESCROW $84.74   TOTAL NEW PMT
                        $4352.32        DUE DATE 9/1/08
                        CAP AMOUNT $63,875.45   = DELNQ INT $ 50856.13
                        ESCROW ADV/FUND $9680.56 + FC FEES $3338.76
                        AMORT TERM 480, MAT TERM 342, RATE 8.254% FIXED
                        BALLOON PMT DUE AT MATURITY
07/15/08  08:43:35 AYA  SAVANNAH AND I SPK TO THE MTGR, WENT OVER THE
                        MOD TERMS, MTGR ACCPTD, PROVIDED ADDRESS TO MAIL
                        DOCS TO 122 D ST. SE, APT #3, WASHINGTON, DC
                        20003
07/10/08  09:25:02 HNM  RCVD CONF FROM MICHELLE TAXES ARE OK, ESCROW IS
                        GOOD TO GO. RVWD DOCM RECOVERABLE - $100.00 CK
                        WAS CUT YESTERDAY TO RED ROCKET MTG. EML TO
                        MGMT TO CONF IF WE PROCEED WITH MOD OR NOT.
```

LMTH[illegible] LMT PROCESS NOTES [illegible] 09/09/09 10:14:33
L RICHARDS FINAL ANALYSIS 04/01/09 TYPE CONV. RES. MRN 0
3622 W CURTIS DR SACRAMENTO CA 95818-0000
07/09/08 ----------* PROCESS NOTES *----------

07/09/08	14:41:56	HNM	RCVD APPROVAL FROM MGMT FOR MOD TERMS ESCROW REQUIRED FROM ANAl 8/08 WAS $10031.70 7/7/08 AND CHANGED TO $593.12 7/8/08. EMLD MICHELLE THOMAS TO CLARIFY TAX ISSUE, MUST BE RESOLVED BEFORE WE CONTACT MS RICHARDSON WITH NEW MOD TERMS.
07/08/08	08:56:54	HNM	ESCROW SET UP - EMAILED TERMS TO MNGMT FOR APERVL
06/26/08	09:38:14	HNM	SENT EML TO RQST STATUS ON TAX DISBURSEMENT
06/25/08	18:41:18	BO1	RESP LMIT DID NOT PUT THE DISB STOP ON THE LOAN, TO CK W/VERONICA MCNEIL
06/25/08	08:57:40	HNM	RCVD EML FROM LOUISE, STOPS ON LOAN PREVENT TAXES FROM BEING PAID: MANCODE W, DISBRSMT 1, FC CODE 7- CONVEYED. FWD TO CHRISSY TO VERIFY WHAT TO DO
06/25/08	08:35:02	HNM	EMLD LOUISE KIRBY, RUSH RQST TO SET UP ESCROW FOR DELNQT PROP TAXES
06/24/08	09:39:49	HNM	EMLD WONZA JOHNSON TO RSRCH ESCROW - DELNQ TAXES
06/24/08	09:30:10	HNM	RCVD FILE FROM ORISKA TO RQST ESCROW FOR TAXES. TAX CHECKS WERE SENT TO SACRAMENTO CO 2/21/08 & RTRND 4/21/08 DUE TO INSUFFICIENT POSTAGE

1537

CSOC.RICH.002312

JPMC- 000531
CONFIDENTIAL

LMT PROCESS NOTES C PRO ADJ:45: 09/09/09 10:14:34
L BLANKENSHIP - FINAL ANALYSIS 04/01/09 TYPE CONV. RES. MAN 0
3622 W CURTIS DR SACRAMENTO CA 95818-C000
06/24/08 ----------* PROCESS NOTES *----------

06/24/08	07:05:26	E6Y	RCVD FILE
06/23/08	17:18:14	BC1	FILE TO C HAYWOOD TO PREP DOCS AND RETURN DOCS TO ME
06/23/08	16:53:45	HNM	FILE TO CHRISSY LOPEZ TO ASSIGN TO CLOSER MOD DOCS SHOULD BE DELVRD TO MAILING ADRS: 717 EAST VERNON ST LONG BEACH, CA 90806
06/23/08	16:48:32	HNM	AMORT TERM 480, MAT TERM 342, INT RATE 8.599% FXD BALLOON EMT DUE AT MATURITY
06/23/08	16:48:06	HNM	IM FILE REVIEWED FOR ALL OPTIONS, REVIEW OUTCOME: INCOME $11,280.00 EXPENSES $11,229.50 RFD CURTAILMENT OF INCOME RECOMMEND MOD. CONTRB DUE $0.00 WORKOUT TYPE: STRAIGHT CAP NEW UPB $587,960.20 CURRENT UPB $533,455.31 NEW P&I $4352.34 ESCROW $0.00 TOTAL NEW PMT $4352.34 DUE DATE 9/1/08 CAP AMOUNT $54,194.89 + DELINQ INT $ 50,856.13 ESCROW ADV/FUND $0.00 FC FEES $3338.76

1538

CSOC.RICH.002313

JPMC-000532
CONFIDENTIAL

LMT PROCESS NOTES 09/09/09 10:14:35
L RICHARDS FINAL ANALYSIS 04/01/09 TYPE CONV. RES. MAN 0
3622 W CURTIS DR SACRAMENTO CA 95818-0000
03/14/08 ----------* PROCESS NOTES *----------
03/14/08 11:33:47 E@F FILE CLOSED DUE TO INSUFFICIENT INCOME
MAILED DENIAL LETTER
INCOME: $3801.20 EXPENSE: $5980.98
02/06/08 11:10:19 SHT FILE TO NEGOTIATOR
02/05/08 15:13:09 SHT LOSS MIT FINANCIAL PACKAGE SETUP

*** END OF NOTES ***

1539

CSOC.RICH.002314

JPMC- 000533
CONFIDENTIAL

FORM [redacted] **FOR PROCESS NOTES** FNF [redacted] 09/09/09 13:39:03
L RICHARDS L:C F:R B: R: 04/01/09 TYPE CONV. RES. M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
07/28/08 ----------* PROCESS NOTES *----------

07/28/08	08:08:42	IEB	REC'D CK FROM CAL. RECONVEYANCE CO. IAO 3190.04, DEPOSITED TO CORP. (LOST INTEREST)
06/17/08	12:36:08	IEB	DO NOT COMPLETE W/C PER AMANDA HAWK, LOAN BEING RE SCINDED
06/12/08	14:02:15	ARU	FUNDS F/U: 3RD PARTY FUNDS RCVD IAO 388000.01 AND POSTED TO DDCH 05/29/08
06/05/08	11:56:28	#FL	REVWD FTV RPT 3RD PARTY SALE HELD N/A
06/03/08	19:34:44	JAB	PER INSTRUCTIONS FROM LEGAL, CHECK NO. 530-030248 FOR $391,190.05 PAYABLE TO RED ROCK MORTGAGE, INC. SENT VIA FEDEX, 7910-7974-6682 TO DONNA PARKINSON, ESQ. AT PARKINSON & PRINNEY LLC, 400 CAPITOL MALL, 11TH FL, SACRAMENTO, CA 95814. THE CHECK IS REFUND TO THE 3RD PARTY PURCHASER OF HIS PURRASE FUNDS OF $388,001.01 PLUS $3,189.05, 10% INTEREST THRU 6/6.
05/20/08	10:28:34	ARU	FUNDS F/U: PER NOTS ON 05/12/08 FUNDS WERE SENT TO US IAO 388000.01, PENDING FUNDS.

***** NO ENTRIES AFTER THIS DATE *****

1540

CSOC.RICH.002315

JPMC- 000534
CONFIDENTIAL

FOR2 [redacted] **FOR PROCESS NOTES** [redacted] **09/09/09 13:39:06**
L RICHARDS [redacted] TTC F:R B: R: 04/01/09 TYPE CONV. RES. M:3 E:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
05/12/08 ----------* PROCESS NOTES *----------

05/12/08 17:50:24 @VU BELINDA QUINDARA USER HAS COMPLETED THE F5 FUNDS RCVD DATA FORM WITH THE FOLLOWING ENTRIES: COMMENTS:: : 3RD PARTY PROCEEDS CK #530-020079 - $388,000.01 SNT TO WAMU DEFAULT CASH TRACKING NUMBER:: : 7910-6426-6931 CHECK AMOUNT:: : 388,000.01 PRINCIPAL: : INTEREST: : ESCROW: : OTHER (SPECIFY): : OUTSTANDING ATTORNEY FEES/COSTS: : ALLOWABLE ATTY FEES/COSTS: : COMMENTS:: :

05/12/08 14:30:25 @VU LOSS MITIGATION WORKOUT HOLD CLOSED: 4/16/2008

05/12/08 14:22:49 @VU REBECCA VERDEJA USER HAS COMPLETED THE SALEAUDIT DTL DATA FORM WITH THE FOLLOWING ENTRIES: AUDIT RESULTS: : IN COMPLIANCE WITH DELAYS OUT OF STANDARD REASON?: : NUMBER OF DAYS OUTSIDE OF COMPLIANCE?: : "OTHER" OUT OF STANDARD REASON?: :

05/12/08 14:22:48 @VU REBECCA VERDEJA USER HAS ADDED 21 PRIOR HOLD DAYS TO THIS PROCESS. HOLD COMMENTS: 4/7/08 SALE WAS CANCELLED DUE TO LOSS MIT. NEW SALE DATE SET FOR 5/7/08

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FOSS [redacted]          FOR PROCESS NOTES   RUN ACC 453   09/09/09  13:39:06
L  RICHARDS -  I:C P:R B:  R:      34/05/09 TYPE CONV. RES.          M:0 E:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000                    GUAR
05/08/08 ----------------------- PROCESS NOTES ----------------------------
05/08/08  08:10:35 @VU  LUCINE LYNCH - (CONT) - LE   SERVICERS MAX BID AMO
                        UNT:  $388,000.00   SUCCESSFUL BID AMOUNT:  $388,0
                        00.01   MORTGAGOR: LAURA RICHARDSON
05/08/08  08:10:34 @VU  LUCINE LYNCH  FROM: LUCINE LYNCH   SENT: THURSDAY,
                         MAY 08, 2008 7:48 AM  TO: 'BRIAN.OTOOLE@WAMU.NET'
                        ; 'JUN.QIAN@WAMU.NET'; 'KIERRA.JACKSON@WAMU.NET';
                        'MARCUS.TSURUSAKI@WAMU.NET'; 'REOACQUISITIONS@WAMU
                        .NET'; 'VAN.DANG@WAMU.NET'  SUBJECT: 05/07/2008 SA
                        LE HELD RESULTS LOAN# 0729942433 INV/CAT: A23 258
                        WASHINGTON MUTUAL BANK INV LOAN#: 0729942433     S
                        ALE COMMENTS:  SOLD TO 3RD PARTY - JIM YORK - 3600
                         AMERICAN RIVER DRIVE #135, SACRAMENTO, CA 95864 -
                         PH#916-761-8471   PROPERTY SOLD TO:  3RD PARTY SA
05/08/08  07:45:08 #GH  3RD PARTY SALE HELD 05/07/2008 $388,000.01
                        I WILL NOT CLOSE OUT THE F/C WORKSTATION
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1542

FOR PROCESS NOTES PHF A21/456 09/09/09 13:39:07
L RICHARDS - FTC F:R B: R: 04/01/09 TYPE CONV. RES. M:0 P:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
05/07/08 ----------* PROCESS NOTES *----------
05/07/08 22:09:22 @VD ANTHONY CABRAL USER HAS COMPLETED THE F10 SALERE
SOLTSCR OTHER BO DATA FORM WITH THE FOLLOWING ENTR
IES: SALE COMMENTS: : SOLD TO 3RD PARTY - JIM YOR
K - 3600 AMERICAN RIVER DRIVE #135, SACRAMENTO, CA
95864 - PH#916-761-8471 PROPERTY SOLD TO: : 3RD
PARTY SALE SERVICERS MAX BID AMOUNT: : 388000.00
SUCCESSFUL BID AMOUNT: : 388000.00
05/06/08 10:14:12 VNC FINAL FORECLOSURE REVIEW COMPLETED PRIOR TO SALE
PROCEED
04/29/08 15:27:56 @VD ERIC HOUSTON PLEASE BID $388,000 GINA BANKS
WASHINGTON MUTUAL ----------

-- FROM: ERIC.HOUSTON@PNFS.NET MAILTO:ERIC.HOU
STON@PNFS.NET SENT: MONDAY, APRIL 28, 2008 3:29
PM TO: GM FC SUBPRIME BIDS SUBJECT: TEST 13 WAS
HI 0729942433 NCLEMONS.XLS SALE DATE 5/7/08 SHLS
CA PLEASE PROVIDE BIDDING INSTRUCTIONS FOR
FC SALE

1543

CSOC.RICH.002318

JPMC- 000537
CONFIDENTIAL

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HOME EQUITY          FOR PROCESS NOTES   ENT ACCT#:   09/09/09  13:39:08
L RICHARD  [illegible] F:R B:  R:    04/01/09 TYPE CONV. RES.          M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000                    GUAR
04/29/08 ----------------------* PROCESS NOTES *-----------------------------
04/29/08  16:18:16 KCV  SUBPRIME FCL SALE BID ISSUED IN THE AMOUNT OF
                        $388,000..05/07/08 SALE, USED THE SAME BID THAT
                        WAS ISSUED 04/01/08, VALUES ARE THE SAME
04/28/08  16:03:31 @VU  ERIC HOUSTON  BID SENT TO WAMUFCSUBPRIME FOR APPRO
                        VAL
04/28/08  11:54:36 @VU  NYLSA CLEMONS  USER HAS COMPLETED THE  BIDCALCCOMP
                        LETED DATA FORM WITH THE FOLLOWING ENTRIES:  APPRO
                        VAL NEEDED BY: : CLIENT  COMMENT?: : WAITING TO BE
                         SENT TO CLIENT FOR APPROVAL
04/28/08  11:54:35 @VU  NYLSA CLEMONS  USER HAS EDITED THE BIDCALCCOMPLETE
                        D DATA FORM WITH THE FOLLOWING ENTRIES:<BR>- APPRO
                        VAL NEEDED BY:  CLIENT<BR>
04/28/08  11:54:34 @VU  NYLSA CLEMONS  USER HAS EDITED THE BIDCALCCOMPLETE
                        D DATA FORM WITH THE FOLLOWING ENTRIES:<BR>- COMME
                        NT?:  WAITING TO BE SENT TO CLIENT FOR APPROVAL<BR
                        >
04/28/08  10:45:56 @FC  OUTSTANDING PPFIGS $175.00 GOOD THROUGH 5/7/08
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CSOC.RICH.002319

CSOC.RICH.002320

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FORM [ S S ]            FOR PROCESS NOTES   ENTER DATE:   09/09/09  13:39:09
L  RICHARDS     L:C F:R B:  R:     04/01/09 TYPE CONV. RES.              M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000                GUAR
04/25/08 ------------------------* PROCESS NOTES *-------------------------------
04/25/08  11:09:45 @VU  NYLSA CLEMONS  USER HAS COMPLETED THE  SIDCALCCOMP
                        LETED DATA FORM WITH THE FOLLOWING ENTRIES:  APPRO
                        VAL NEEDED BY: : PROP PRESERVATION  COMMENT?: : PP
                        FIGS REQUESTED
04/17/08  11:29:02 @VU  HUEY-JEN CHIU  USER HAS COMPLETED THE  F119 ATTYPE
                        ESOWED DATA FORM WITH THE FOLLOWING ENTRIES:  AMOU
                        NT OUTSTANDING: : 127
04/17/08  11:07:55 @VU  SOTHEAVY PAN  USER HAS COMPLETED THE  F94 VALUATIO
                        N DATA FORM WITH THE FOLLOWING ENTRIES:  : NO VALU
                        ATION NECESSARY
04/16/08  14:51:24 @VU  LOSS MITIGATION WORKOUT HOLD CLOSED: 4/16/2008
04/16/08  14:31:42 @VU  TRACEY HOVLAND  PROCEED WITH WAMU 9000 TASK
04/16/08  14:31:41 @VU  FIDELITY AUTOPROC  SYSTEM UPDATED FOR THE FOLLOWIN
                        G EVENT: USER HAS REPROJECTED THE STEP SALE SCHEDU
                        LED FOR TO 4/16/2008. REASON: HOLD ENDED. COMMENTS
                        : HOLD ENDED   . STATUS: ACTIVE, APPROVAL NOT REQU
                        IRED.
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FOR PROCESS NOTES   FNF 8001456   09/09/09  13:39:09
L RICHARDSON - PRC F:R B:  R:      04/01/08 TYPE CONV. RES.          M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000                GUAR
04/16/08 ----------------------- PROCESS NOTES *-----------------------------
04/16/08  14:31:39 @VU  TRACEY HOVLAND  SYSTEM UPDATED FOR THE FOLLOWING E
                        VENT: USER HAS ENDED THE HOLD. HOLD END DATE: 04/1
                        6/2008. HOLD TYPE: LOSS MITIGATION WORKOUT
04/04/08  17:48:59 @VU  LOSS MITIGATION WORKOUT HOLD OPENED: 4/4/2008
04/04/08  17:29:14 @VU  RYAN PACUBAS - (CONT) - OR 60 DAYS TO ALLOW THE BO
                        RROWER TO REINSTATE THE LOAN. SHE IS A PROMINENT P
                        OLITICAL FIGURE. STATUS: ACTIVE, AWAITING APPROVAL
                        . HOLD START: 4/4/2008
04/04/08  17:29:12 @VU  RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
                        NT: USER HAS PLACED THE FILE ON HOLD. HOLD REASON:
                         LOSS MITIGATION WORKOUT. HOLD COMMENTS: DESTINY W
                        HITEHEAD, FIDELITY CLOSED BY: N.A.   REVIEWED BY:
                        N.A. REVIEWED: N.A.   PROJECTED END: N.A.   DAYS O
                        PEN: 0   COMMENTS: FROM: DOLAN, ALLISON A.  MAILTO
                        :ALLISON.DOLAN@WAMU.NET  SENT: THURSDAY, APRIL 03,
                         2008 5:03 PM TO: HOLDPCL@FNFS.NET SUBJECT: DTE**
                        LAURA RICHARDSON LOAN #0729942433 IMPORTANCE: HIGH
                         PLEASE PLACE THE ABOVE LOAN ON FORECLOSURE HOLD F
```

CSOC.RICH.002321

FOR PROCESS NOTES THF ACCT: 09/09/09 13:39:10
L RICHARDS TRANSFER B: R: 04/01/09 TYPE CONV. RES. M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
04/04/08 ---------- PROCESS NOTES ----------

04/04/08	17:29:11 @VU	RYAN PACUBAS SYSTEM UPDATED FOR THE FOLLOWING EVE NT: USER HAS APPROVED THE HOLD. HOLD TYPE: LOSS MI TIGATION WORKOUT. STATUS: ACTIVE, APPROVED.
04/04/08	17:29:10 @VU	RYAN PACUBAS SYSTEM UPDATED FOR THE FOLLOWING EVE NT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS LOAN. ISSUE TYPE: HOLD FC. COMMENTS: HOLD FC.
04/04/08	17:29:09 @VU	RYAN PACUBAS USER HAS COMPLETED THE SALE SCHEDUL ED FOR DATA FORM WITH THE FOLLOWING ENTRIES: PREV IOUS SALE DATE: : 4/7/2009 SALE POSTPONEMENT REAS ON: : LOSS MITIGATION
04/04/08	17:29:08 @VU	RYAN PACUBAS SYSTEM UPDATED FOR THE FOLLOWING EVE NT: USER HAS APPROVED THE ISSUE. ISSUE TYPE: HOLD FC. STATUS: ACTIVE, APPROVED.
04/04/08	15:40:31 @VU	PATTI KELLY A FEES AND COSTS REQUEST HAS BEEN COM PLETED FOR THIS LOAN BY PATTI KELLY
04/04/08	15:40:30 @VU	PATTI KELLY A FEES AND COSTS REQUEST HAS BEEN COM PLETED FOR THIS LOAN BY PATTI KELLY

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CSOC.RICH.002322

JPMC- 000541
CONFIDENTIAL

CSOC.RICH.002323

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FORL [redacted]          FOR PROCESS NOTES   FUE A01,+5:   09/09/09  13:39:11
L  RICHARDS     L:C F:R B:  R:     04/01/09 TYPE CONV. RES.                M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-2000                    GUAR
04/04/08 ------------------------- PROCESS NOTES '-----------------------------
04/04/08  15:40:29 @VU  SIERRIE BERRADURA  A FEES AND COSTS RESPONSE COMME
                        NT HAS BEEN COMPLETED FOR THIS LOAN BY SIERRIE BER
                        RADURA
04/04/08  15:40:28 @VU  SIERRIE BERRADURA  FEES AND COSTS RESPONSE:  GOOD
                        THROUGH:4/7/2008 FEES: 0.00 COSTS: 36.00 COMMENT:
                        CRC FEES/COST OUTSTANDING G/T 4.06.08 $ 36.00
04/04/08  15:36:48 @VU  DESTINY WHITEHEAD  SYSTEM UPDATED FOR THE FOLLOWIN
                        G EVENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FO
                        R THIS LOAN.ISSUE TYPE: HOLD FC. ISSUE COMMENTS: F
                        ROM: DOLAN, ALLISON A.  MAILTO:ALLISON.DOLAN@WAMU.
                        NET    SENT: THURSDAY, APRIL 03, 2008 5:03 PM  TO:
                         HOLDFCL@PNFS.NET  SUBJECT: DTE** LAURA RICHARDSON
                         LOAN #0729942433  IMPORTANCE: HIGH    PLEASE PLAC
                        E THE ABOVE LOAN ON FORECLOSURE HOLD FOR 60 DAYS T
                        O ALLOW THE BORROWER TO REINSTATE THE LOAN.  SHE I
                        S A PROMINENT POLITICAL FIGURE.     STATUS: ACTIVE
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PURG [redacted] FOR PROCESS NOTES [redacted] 09/09/09 13:39:12
L RICHARDS [redacted] FIR B: R: 04/01/03 TYPE CONV. RES. M:0 E:0
3622 W CURTIS DR SACRAMENTO CA 95819-3002 GJRR
04/04/08 ----------' PROCESS NOTES '----------

04/04/08	15:11:36 @VU	PETER RHODEN SYSTEM UPDATED FOR THE FOLLOWING EVENT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS LOAN. ISSUE TYPE: REINSTATEMENT QUOTE REQUEST. COMMENTS: REINSTATEMENT GOOD THROUGH 04-07-08 UPLOADED INTO NLE..
04/04/08	15:11:35 @VU	PETER RHODEN USER HAS COMPLETED THE F101 REINSTATED DATA FORM WITH THE FOLLOWING ENTRIES: GOOD THROUGH DATE: : 04-07-08 SPECIAL INSTRUCTIONS: :
04/04/08	15:11:34 @VU	PETER RHODEN A FEES AND COSTS REQUEST HAS BEEN ENTERED FOR THIS LOAN BY PETER RHODEN, GOOD THROUGH 4/7/2008
04/04/08	13:46:41 @VU	ALLISON DOLAN SYSTEM UPDATED FOR THE FOLLOWING EVENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR THIS LOAN.ISSUE TYPE: REINSTATEMENT QUOTE REQUEST. ISSUE COMMENTS: PLEASE EMAIL ME A REINSTATEMENT AMOUNT WITH FEES AND COSTS TO ME ASAP AT ALLISON.DOLAN@WAMU.NET. THIS IS FOR AN EXECUTIVE ISSUE. THANKS. STATUS: ACTIVE

CSOC.RICH.002325

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FOR PROCESS NOTES   FHF 801/455   09/09/09  13:39:12
L  RICHARDS    L:C F:R B:  R:    04/01/09 TYPE CONV. RES.          M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95816-0000                    GUAR
04/03/08 ---------------------- PROCESS NOTES *-------------------------------
04/03/08  12:30:17 BDR  FINAL FORECLOSURE REVIEW COMPLETED PRIOR TO SALE
                        PROCESS
04/01/08  15:27:07 KJV  SUBPRIME FCL SALE BID ISSUED IN THE AMOUNT OF
                        $388,000...04/07/08 SALE, 75% OF AVGD VALUES
04/01/08  14:56:45 @VU  NYLSA CLEMONS  PER WAMU SPREADSHEET BID $388,000.0
                        0
03/31/08  14:59:51 @VU  NYLSA CLEMONS  BID SENT TO LENDER FOR APPROVAL; WA
                        MUFCSUBPRIMEBIDS@WAMU.NET BID IN SENT TO INVESTOR
                        FOLDER.
03/27/08  13:39:59 @VU  SHANAE LUNDY  SYSTEM UPDATED FOR THE FOLLOWING EVE
                        NT: USER HAS REPROJECTED THE STEP BPO RECEIVED TO
                        4/1/2008. REASON: OTHER. COMMENTS: 03/26 PHOTOS CO
                        MPLETE, REPORT PENDING REVIEW   . STATUS: ACTIVE,
                        AWAITING APPROVAL.
03/27/08  13:39:58 @VU  SHANAE LUNDY  SYSTEM UPDATED FOR THE FOLLOWING EVE
                        NT: USER HAS REPROJECTED THE STEP APPRAISAL RECEIV
                        ED TO 4/1/2008. REASON: OTHER. COMMENTS: INSPECTIO
                        N IS 3/27 PER LSI   . STATUS: ACTIVE, AWAITING APP
                        ROVAL.
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:Cre [redacted] **FOR PROCESS NOTES** [redacted] 09/09/09 13:39:13
L RICHARDS [redacted] L:C F:R B: 5: 04/01/09 TYPE CONV. RES. M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
03/24/08 ----------* PROCESS NOTES *----------

03/24/08	15:44:56 @VU	MYRRELLI ASCUNSION SYSTEM UPDATED FOR THE FOLLOWI NG EVENT: USER HAS APPROVED THE REPROJECTION TYPE OTHER FOR THE STEP APPRAISAL RECEIVED. STATUS: ACT IVE, APPROVED.
03/24/08	15:44:55 @VU	MYRRELLI ASCUNSION SYSTEM UPDATED FOR THE FOLLOWI NG EVENT: USER HAS REPROJECTED THE STEP APPRAISAL RECEIVED TO 3/28/2008. REASON: OTHER. COMMENTS: RE QUEST TO DOWN GRADE THE APPRAISAL TO DRIVE BY. . STATUS: ACTIVE, AWAITING APPROVAL.
03/24/08	15:39:40 @VU	MYRRELLI ASCUNSION SYSTEM UPDATED FOR THE FOLLOWI NG EVENT: USER HAS APPROVED THE REPROJECTION TYPE OTHER FOR THE STEP BPO RECEIVED. STATUS: ACTIVE, A PPROVED.
03/24/08	15:39:39 @VU	MYRRELLI ASCUNSION SYSTEM UPDATED FOR THE FOLLOWI NG EVENT: USER HAS REPROJECTED THE STEP BPO RECEIV ED TO 3/28/2008. REASON: OTHER. COMMENTS: REQUESTE D THE STATUS OF BPO. . STATUS: ACTIVE, AWAITING APPROVAL.

1551

CSOC.RICH.002326

JPMC- 000545
CONFIDENTIAL

CSOC.RICH.002327

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FORM                    FOR PROCESS NOTES   FNF A01-458   09/09/09  13:39:14
L  RICHARDS   L:O E:R B:  R:     04/01/09 TYPE CONV. RES.                M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000                        GOAR
03/07/08 ----------------------------> PROCESS NOTES *-----------------------------
03/07/08  16:16:52 @VU  LAKESHA SANDERS  USER HAS COMPLETSD THE  F94 VALUA
                        TION DATA FORM WITH THE FOLLOWING ENTRIES:  VALUAT
                        ION NEEDED?: : 1004 APPRAISAL AND INTERIOR BPO
03/06/08  14:21:30 @VU  FERNANDO LOPEZ  USER HAS COMPLETED THE  F119 ATTYF
                        EESOWED DATA FORM WITH THE FOLLOWING ENTRIES:  AMO
                        UNT OUTSTANDING: : 1200
02/22/08  08:56:48 @VU  LAKESHA SANDERS  FROM: NEUENSCHWANDER, LAUREN  MAI
                        LTO:LNEUENSCHWANDER@LSI-FNIS.COM    SENT: FRIDAY,
                        FEBRUARY 22, 2008 8:43 AM  TO: LAKESHA SANDERS  SU
                        BJECT: RE: WAMU-0729942433    HI LAKESHA,  YES, AS
                         OF YESTERDAY P & P HAS NOT SECURED THIS PROPERTY
                        YET.  THANKS,  LAUREN     FROM: LAKESHA.SANDERS@FN
                        PS.NET  MAILTO:LAKESHA.SANDERS@FNIS.NET    SENT: F
                        RIDAY, FEBRUARY 22, 2008 8:43 AM  TO: NEUENSCHWAND
                        ER, LAUREN  SUBJECT: RE: WAMU-0729942433  HAVE YOU
                         BEEN IN CONTACT WITH P & P?
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FOR PROCESS NOTES FHF ADDRESS 09/09/09 13:39:14
L RICHARDS ETC F:R B: R: 04/01/09 TYPE CONV. REE. M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
02/22/08 ---------- PROCESS NOTES ----------

02/22/08	08:50:29 @VU	LAKESHA SANDERS FROM: MEUENSCHWANDER, LAUREN MAI LTO:LMEUENSCHWANDER@LSI-FNIS.COM SENT: THURSDAY , FEBRUARY 21, 2008 12:09 PM TO: LAKESHA SANDERS SUBJECT: RE: WAMU-0729942433 HI LAKESHA, WE R ECEIVED THIS ORDER ON 12/17 BUT AN AGENT HAS NOT B EEN ASSIGNED YET. PER FIS, THIS PROPERTY HAS NOT B EEN SECURED/REKEYED YET. PLEASE ADVISE. THANKS, LAUREN
02/21/08	12:10:47 @VU	LAKESHA SANDERS SYSTEM UPDATED FOR THE FOLLOWING EVENT: USER HAS REPROJECTED THE STEP BPO RECEIVED TO 2/28/2008. REASON: OTHER. COMMENTS: FROM: LAKES HA SANDERS SENT: THURSDAY, FEBRUARY 21, 2008 11: 38 AM TO: 'CSTEAM1@LSI-FNIS.COM' SUBJECT: WAMU-0 729942433 PLEASE PROVIDE STATUS/ETA OF ORDER. THANKS. . STATUS: ACTIVE, AWAITING APPROVAL.
02/05/08	18:49:36 @VU	CARLA DODD FEES AND COSTS RESPONSE: GOOD THROUGH :3/8/2008 FEES: 0.00 COSTS: 9.00 COMMENT: CRC OUTS TANDING FEES AND COSTS $9.00. G/T 03/08/08

FOR PROCESS NOTES 09/09/09 13:39:15
L RICHARDS 04/01/09 TYPE CONV. RES. M:0 P:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GURR

02/05/08 ----------' PROCESS NOTES '----------

02/05/08	18:49:35 @VU	CARLA DODD A FEES AND COSTS RESPONSE COMMENT HAS BEEN COMPLETED FOR THIS LOAN BY CARLA DODD
02/05/08	18:49:34 @VU	TAMECA WIGGINS A FEES AND COSTS REQUEST HAS BEEN ENTERED FOR THIS LOAN BY TAMECA WIGGINS, GOOD THRO UGH 3/8/2008
01/10/08	16:46:29 @VU	LAUREN HESS SYSTEM UPDATED FOR THE FOLLOWING EVEN T: USER HAS APPROVED THE ISSUE. ISSUE TYPE: DELINQ UENT TAXES. STATUS: ACTIVE, APPROVED.
01/10/08	16:46:28 @VU	LAUREN HESS SYSTEM UPDATED FOR THE FOLLOWING EVEN T: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS L OAN. ISSUE TYPE: DELINQUENT TAXES. COMMENTS: TASK HAS BEEN ENTERED INTO CLIENT SYSTEM TO RESEARCH AN D PAY TAX. THANK YOU .

FORM [illegible] **FOR PROCESS NOTES** FOR [illegible] 09/09/09 13:39:16
L REMARKS - [illegible] FOR B: R: 04/01/09 TYPE COMM. RES. MRO FIG
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GUAR
01/10/08 ----------* PROCESS NOTES *----------
01/10/08 16:46:27 @VU LINDA YELNICKER - (CONT) - IMPROVEMENT : $62,120.
00 CODE AREA : 03-005 EXEMPTION : (NONE SHOWN)
2. SUPPLEMENTAL ASSESSMENT FOR 2007-2008, BILLING
DATE : SEPTEMBER 24, 2007 TOTAL AMOUNT : $2,098.
35 1ST INSTALLMENT : $1,049.18 (DELINQUENT) MUST
BE PAID BY : DECEMBER 10, 2007 1ST PENALTY : $10
4.92 2ND INSTALLMENT : $1,049.17 (OPEN) MUST BE
PAID BY : APRIL 10, 2008 2ND PENALTY : $114.92 ST
ATUS: ACTIVE
01/10/08 16:46:26 @VU LINDA YELNICKER SYSTEM UPDATED FOR THE FOLLOWING
EVENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR
THIS LOAN.ISSUE TYPE: DELINQUENT TAXES. ISSUE COMM
ENTS: 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PR
OPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH T
AXES, FOR THE FISCAL YEAR 2007-2008 ASSESSOR'S PAR
CEL NUMBER 013-0363-001-0000. TOTAL AMOUNT : $1,
016.82 1ST INSTALLMENT : $508.41 (DELINQUENT) 2N
D INSTALLMENT : $508.41 (OPEN) 1ST PENALTY : $50.
84 2ND PENALTY/COSTS : $60.84 LAND : $16,989.00

1555

CSOC.RICH.002330

JPMC- 000549
CONFIDENTIAL

FORM 4 FOR PROCESS NOTES FNF ADDRESS 09/09/09 13:39:17
L RICHARDS - T:0 F:2 B: R: 04/01/09 TYPE CONV. RES. M:0 F:0
3622 W CURTIS DR SACRAMENTO CA 95818-0000 GURR
12/14/07 ----------' PROCESS NOTES '----------
12/14/07 13:06:49 @VU ELANDA MULLOY USER HAS COMPLETED THE F94 VALUATI
ON DATA FORM WITH THE FOLLOWING ENTRIES: VALUATIO
N NEEDED?: : INTERIOR BPO
12/14/07 13:06:48 @VU ELANDA MULLOY USER HAS EDITED THE F94 VALUATION D
ATA FORM WITH THE FOLLOWING ENTRIES:
- VALUATIO
N NEEDED?: INTERIOR BPO
12/14/07 13:06:47 @VU ELANDA MULLOY USER HAS COMPLETED THE F94 VALUATI
ON DATA FORM WITH THE FOLLOWING ENTRIES: VALUATIO
N NEEDED?: : 1044 APPRAISAL
12/13/07 16:41:00 @VU FIDELITY AUTOPROC FIDELITY TITLE ORDER ACCEPTED.
CONFIRMATION NUMBER: M721884
12/13/07 16:06:01 @VU COLLEEN IRBY USER HAS COMPLETED THE F104 TITLEOR
DER DATA FORM WITH THE FOLLOWING ENTRIES: TYPE OF
TITLE TO BE ORDERED: : TITLE ORDER NEEDED

*** END OF NOTES ***

1556

CSOC.RICH.002331

JPMC- 000550
CONFIDENTIAL

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NOT: [illegible]          CONSOLIDATED NOTES LOG            09/10/09  10:14:44
L  [illegible] - [illegible]C F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
     ANS Y ARM Y ASM Y BLN Y BNK Y CCH Y CCL Y ELC Y FOR Y HAZ Y LMT Y OCP
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 072009 JAW FROM LIFE OF LOAN:
               LEGAL ACTION: COMPLEX LITIGATION
COL 091009 AHC PFC-REV AGAIN LEGAL ISSUES
COL 091009 AHC 10/12/2009 LEGAL CODE
COL 090909 EKW CALLD HOME    LEFT MSG/ANS MACH
COL 090909 EKW LEFT MESSAGE WITH CUST TO FOLLOW UP ON INFO
COL 090509 *** SCORE 166   090509 AGT E90S DAYS DEL 157 RISK F
COL 083109 EKW CALLD HOME    LEFT MSG/ANS MACH
COL 082809 EKW S/W BORR #1   GAVE STATUS
COL 082809 EKW SW CUST STATED THIS IS HER PRIMARY RESIDENCE GAVE I
               NCOME OF 4500.00 WILL REVEIW AND CALL HER BACK W/ T
               ERMS
COL 082709 EKW CALLD HOME    LEFT MSG/ANS MACH
COL 082709 EKW ESCALATED ISSUE... CALLED BORROWER LEFT MESSAGE TO
               REVEIW
SER 082609 D2Z EQUITY ANALYSIS BPO RECEIVED FROM PROPECK          FABPO2
COL 082609 TZ0 MRS MY NAME AND EXT. MRS STD SHE WILL CLL BACK.
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CSOC.RICH.002332

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NOTS                    CONSOLIDATED NOTES LOG                09/10/09  10:14:49
L  R1                   R B:  F:      DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARK Y ASM Y BEN Y BNK Y CCH Y COL Y ELC Y FOR Y HAL Y INT Y OCE
    MIP Y PIP Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 082609 Y2@ CLD BWR PER MANAGERS REQUEST. MRS STD SHE IS INTRES
               TED IN A MODIFICATION ON HER LOAN. MRS DID NOT HAVE
                TIME TO GO OVER FINANCL INFO AT THIS TIME. GAVE
COL 082509 DSD RECVD EMAIL FROM CUST ASKING WHY MOD NOT STARTED...
               ADV NEVER RECVD FAX FROM HER AND TO SEND IF SHE IS
               STILL INTERESTED
SER 082109 D2Z EQUITY ANALYSIS ORDERED NEW BPO FROM PROTECK       FABPO1
ANA 081709 PGA PER ESCROW ANALYSIS DEPARTMENT: NO ESCROW PMNT CHA
               NGE. SHORTAGE DUE TO PREV ANA SHORTAGE CARRIED OVE
               R. UPDATED PRORATION TO REMANING 29 MONTHS. NEW PA
               YMENT 4885.19 EFF 10/09.  474977
COL 081109 ES8 PFC-REV AGAIN LEGAL ISSUES
COL 081109 ES8 9/10/09 NEGATING CODE IS IACXLTGN03
ANA 081009 PGA PER ESCROW ANALYSIS DEPARTMENT:NO ESCROW PMNT CHAN
               GE. SHORTAGE DUE TO PREV ANA SHORTAGE CARRIED OVER
               . UPDATED PRORATION TO REMANING 29 MONTHS 455659
COL 080409 *** SCORE 165   080309 AGT E90S DAYS DEL 125 RISK F
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CSOC.RICH.002333

JPMC- 000552
CONFIDENTIAL

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NOTE [redacted]          CONSOLIDATED NOTES LOG          09/10/09  10:14:51
L RICHARDS  L:C F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BWX Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-----------------------------* PF8 FOR MORE *-----------------------------
SER 072209 JA2 FROM MEM1:
               PLEASE CONTACT LAURA OLLIER IN RESEARCH
               OPERATIONS 904-462-2247 PRIOR TO PROCESSING ANY
               ACTION ON THIS LOAN OR CONTACTING/SPEAKING WITH
               THE BORROWER. PHONE# IS FOR INTERNAL USE ONLY -
               NO BLIND TRANSFERS PLEASE.
COL 072009 DWZ CALLD HOME    CALLED-NO MSG LEFT
SER 072009 JAW * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
SER 072009 JAW FROM MEM1:
               PLEASE CONTACT STACEY SMITH IN RESEARCH
               OPERATIONS @ 818-775-7077 PRIOR TO PROCESSING ANY
               ACTION ON THIS LOAN OR CONTACTING/SPEAKING WITH
               THE BORROWER. PHONE# IS FOR INTERNAL USE ONLY -
               NO BLIND TRANSFERS PLEASE.
COL 071609 AVa                ANS. MACH.-NO MSG
COL 071609 AAP MAIL RETURNED
COL 071589 I71 CALLD HOME    CUSTOMER HUNG UP
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1559

CSOC.RICH.002334

JPMC- 000553
CONFIDENTIAL

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CONSOLIDATED NOTES LOG          09/10/09  10:14:52
1  RICHARDS    L:C F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MIP Y PIF Y PMT Y REG Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
--------------------------------* PF8 FOR MORE *--------------------------------
COL 071409 AVA                ANS. MACH.-NO MSG
COL 071309 AVA                ANS. MACH.-NO MSG
COL 071109 AVA                ANS. MACH.-NO MSG
COL 071109 GEW CALLD HOME     CALLED-NO MSG LEFT
COL 071109 GEW CALLD HOME     CALLED-NO MSG LEFT
COL 071009 AVA                ANS. MACH.-NO MSG
SER 071009 AHC ASSET RECOVERY CALIFORNIA LEGISLATIVE:NO CONTACT   ARCANC
               3DAYS 3CALLS WERE MADE
COL 071009 AHC PFC-REV AGAIN NEEDS DEMAND LTR
COL 071009 ARC 08/10/2009 DMD UNEXP
COL 070909 AVA                NO ANSWER
COL 070909 ***  VACANT SECURED       CONDITION ON 070809   FNFS
COL 070809 AVA                ANS. MACH.-NO MSG
COL 070709 AVA                ANS. MACH.-NO MSG
COL 070709 I6# CALLD HOME     CALLED-NO MSG LEFT
COL 070609 AVA                ANS. MACH.-NO MSG
SER 070609 ICL ASSET RECOVERY CALIFORNIA LEGISLATIVE:NO CONTACT   ARCANC
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CSOC.RICH.002335

JPMC- 000554
CONFIDENTIAL

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NOTS [redacted]          CONSOLIDATED NOTES LOG            09/10/09  10:14:53
L  R[redacted] - - BTC F:R B:  R:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
--------------------------------* PF8 FOR MORE *--------------------------------
SER 070609 ICL 3 DAYS 3 CALLS WERE MADE.....                          ARCANC
COL 070609 ICL PFC-REV AGAIN NEEDS DEMAND LTR
COL 070609 ICL 7/10/09 HUDNOT UNEXPIRED
COL 070609 *** SCORE 192   070409 AGT E90S DAYS DEL 096 RISK F
COL 070309 AVA              ANS. MACH.-NO MSG
COL 070209 AVA              NO ANSWER
COL 070109 AVA              ANS. MACH.-NO MSG
COL 070109 ***  SP150 Loss Mit Solicitation    LETTER SENT
COL 063009 AVA              ANS. MACH.-NO MSG
COL 062909 AVA              BLAST MACH LMC
COL 062709 AVA              ANS. MACH.-NO MSG
COL 062609 IKO CALLD HOME   NO ANSWER
COL 062509 AVA              ANS. MACH.-NO MSG
COL 062409 AVA              ANS. MACH.-NO MSG
COL 062309 AVA              ANS. MACH.-NO MSG
COL 062209 AVA              ANS. MACH.-NO MSG
COL 062109 F71 CALLD HOME   CALLED-NO MSG LEFT
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1561

CSOC.RICH.002336

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NOTES [ ] [ ] [ ] [ ]        CONSOLIDATED NOTES LOG            09/19/09  10:14:54
L  RICHARDS    LTC F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BEN Y BNK Y CON Y COL Y ELC Y FOR Y HAL Y IMT Y OCF
    MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------+ PF8 FOR MORE +-------------------------------
COL 062009 AVA                 ANS. MACH.-NO MSG
COL 061909 AVA                 ANS. MACH.-NO MSG
COL 061809 GHK MAIL RETURNED
COL 061809 AVA                 ANS. MACH.-NO MSG
COL 061709 AVA                 ANS. MACH.-NO MSG
COL 061709 JPT MAIL RETURNED
COL 061609 HJ1 CALLD HOME      CALLED-NO MSG LEFT
COL 061509 AVA                 ANS. MACH.-NO MSG
COL 061309 AVA                 ANS. MACH.-NO MSG
COL 061109 AVA                 NO ANSWER
COL 061109 *** SCORE 206   061009 AGT E90S DAYS DEL 071 RISK E
COL 061009 HJ1 CALLD HOME      CALLED-NO MSG LEFT
COL 061009 FV6 CALLD HOME      CALLED-NO MSG LEFT
SER 061009 ISR FORECLOSURE SALE RESCISSION COMPLETE              FCSRRC
COL 060909 GRB CALLD HOME      CALLED-NO MSG LEFT
COL 060809 AVA                 ANS. MACH.-NO MSG
SER 060809 JED TSK ERR: RTRND TO SNDNG DPT UNABLE TO CMPLT REQST  TSKUTC
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1592

CSOC.RICH.002337

JPMC- 000556
CONFIDENTIAL

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NOTE [ S E E ]          CONSOLIDATED NOTES LOG            09/10/09  10:14:54
L  RICHARDS  -  TYC F:R B:  R:       CDE 04/01/09   TYPE CONV. RES.
    ANA Y AEM Y ASM Y BLK Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
    MIP Y PIF Y PMT Y REG Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 060809 JBD UNABLE TO COMPLETE...94 NOT SHOWING...CLOSED TASK  TSKUTC
HAZ 060809 $4S PER HAZFPC TASK.TASK CLOSED, NO LPI WILL BE PLACED
               BORROWER HAS CURRENT OUTSIDE INS. AND SYSTEM
               ALREADY UPDATED
COL 060809 ***  VACANT SECURED       CONDITION ON 060409   FNFS
COL 060609 AVA                ANS. MACH.-NO MSG
HAZ 060509 $U7 IVIEW HAZARD INSURANCE INFORMATION UPDATE          IVHUPS
               INS RCVD (INSGEN)- PER STATE FARM WEBSITE, POL#
               71BDB0166 IS "ACTIVE", EFF DTS 020509-10, COV
               $316000, DED $1000,, PREM $999.00. UPDATED 351
               LINE WITH CORRECT PREM AMT. NO FURTHER ACTION,
               HAZFPC PENDING OPENED FOR POL STATUS. CLOSING
               TASK.................................   TTAYLOR
COL 060509 AVA                BLAST HUMAN LMC
COL 060409 FVO CALLD HOME     CALLED-NO MSG LEFT
SER 060409 XZD WORKING SALE RESCINDED EMAIL SEE NOTES ON 5/1/09
               NO ACTION NEEDED.
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1563

CSOC.RICH.002338

JPMC- 000557
CONFIDENTIAL

CSOC.RICH.002339

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NOTES                    CONSOLIDATED NOTES LOG            09/10/09  10:14:55
L BR[illegible] - [illegible]C F:R B:  R:        DUE 04/02/09   TYPE DOW. RES.
  ANR Y ARM Y ASM Y BIN Y BNK Y CON Y COL Y ELC Y FOR Y HAZ Y IMT Y OC2
  MTP Y PIP Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 060409 *** SCORE 206    060309 AGT E90S DAYS DEL 095 RISK E
COL 060309 AVA                  ANS. MACH.-NO MSG
COL 060309 AOC CHK # 1253 IAO 8704.64 RECD NAD SENT TO CASH FOR PO
               STING. PLEASE POST AS ONE PYMT AND THE REMAINING TO
               SUSPENSE.
SER 060209 @VU FIDELITY AUTOPROC  SYSTEM UPDATED FOR THE FOLLOWIN
               G EVENT: USER HAS ENDED THE ISSUE ASSOCIATED WITH
               THIS LOAN. ISSUE TYPE: FC STOP - REINSTATED. COMME
               NTS: STOP FC.
SER 060209 @VU FIDELITY AUTOPROC  SYSTEM UPDATED FOR THE FOLLOWIN
               G EVENT: USER HAS APPROVED THE ISSUE. ISSUE TYPE:
               FC STOP - REINSTATED. STATUS: ACTIVE, APPROVED.
SER 060209 @VU ROBERT PERRY  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR THI
               S LOAN.ISSUE TYPE: FC STOP - REINSTATED. ISSUE COM
               MENTS: PER WAMU PAYOFF/REI REPORT 6/2/09 LOAN REIN
               STATED    STATUS: ACTIVE
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1564

JPMC-000558
CONFIDENTIAL

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NOTE [illegible]          CONSOLIDATED NOTES LOG          06/10/09  10:14:56
L  RIC[illegible]  L:C F:R B:  R:      DUE 04/01/09   TYPE CONV. RES.
    ANA Y ABM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y INT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
HAZ 060209 $4S PER HAZFPC TASK, TASK PENDING. OPENED INSGEN TASK
               TO CALL INSCO OR AGENT FOR CONFIRMATION OF
               COVERAGE DUE TO LOAN SALE RESCINDED.
               ****** PLEASE RUSH RESEARCH DUE TO LEGAL ISSUE ***
SER 060209 @VU KARIME ARIAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS REPROJECTED THE STEP SALE SCHEDULED F
               OR TO 6/9/2009. REASON: OTHER. COMMENTS: WAITING F
               OR STATUS OF LOAN.   . STATUS: ACTIVE, AWAITING AP
               PROVAL.
COL 060209 D&D RECV CALL FROM CONGRESSWOMAN RICHARDSON...STD WAS
               INTERESTED IN MOD, STD WILL EMAIL ME HER GROSS
               INCOME AND I WILL HAVE REVWD
SER 060209 @VU HUEY-JEN CHIU  USER HAS COMPLETED THE  ASSIGNMENTR
               EQUESTED DATA FORM WITH THE FOLLOWING ENTRIES:  RE
               VIEW OF TSG INDICATE ASSIGNMENT REQUIRED? : : FALS
               E
SER 060109 @VU SHADRIN HERRING  USER HAS COMPLETED THE  SALE SCHE
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1565

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NOTE                    CONSOLIDATED NOTES LOG            09/10/09  10:14:57
  ACCOUNT  L:C F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BEN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y INT Y OCP
    MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
--------------------------------> PF8 FOR MORE <--------------------------------
SER 060109 @VU DULED FOR DATA FORM WITH THE FOLLOWING ENTRIES:  P
               REVIOUS SALE DATE: : 05/07/2008  SALE POSTPONEMENT
                REASON: : CLIENT REQUEST
SER 060109 @VU SHADRIN HERRING  USER HAS CLEARED THE FOLLOWING VA
               LUES FROM THE DATA FORM:<BR>- SALE COMMENTS: SOLD
               TO 3RD PARTY - JIM YORK - 3600 AMERICAN RIVER DRIV
               E #135, SACRAMENTO, CA 95864 - PH#916-761-8471<BR>
               - PROPERTY SOLD TO: 3RD PARTY SALE<BR>- SERVICERS
               MAX BID AMOUNT: 388000.00<BR>- SUCCESSFUL BID AMOU
               NT: 388000.01<BR>
SER 060109 @VU SHADRIN HERRING  THE USER HAS RE-OPENED THE PROCES
               S.
SER 060109 @VU SHADRIN HERRING - (CONT) - ORDER; 'SELVARANI.CARTE
               RHWAMU.NET '; 'TRACY.BETTS@WAMU.NET'; 'VAN.DANG@WA
               MU.NET'  SUBJECT: RESCINDED SALE: WAMU SHLS #07299
               42433 / INV/CAT: A01 458 WASHINGTON MUTUAL INV LOA
               N#: 0729942433 / RICHARDSON / CALIFORNIA      PLEA
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CSOC.RICH.002341

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NOTS [redacted]                CONSOLIDATED NOTES LOG            09/10/09  10:14:58
L  RICHARDS  [redacted] L:C F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MIP Y PIP Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
------------------------------* PF8 FOR MORE *------------------------------
SER 060109 @VU SE BE ADVISED THAT THE SALE HELD, 5/7/2008, HAS BE
               EN RESCINDED DUE TO CLIENT REQUEST. SALE HAS ALREA
               DY BEEN RESCINDED PER ATTORNEY'S OFFICE. PLEASE UP
               DATE SYSTEM TO REFLECT RESCISSION    THE SALE RESC
               ISSION PROCESS IS NOW COMPLETED
SER 060109 @VU SHADRIN HERRING  FROM: SHADRIN HERRING   SENT: MON
               DAY, JUNE 01, 2009 8:55 PM  TO: 'ALEXANDER.MACK@WA
               MU.NET'; 'ASHLEY.LUCYNSKI.0239648@WAMU.NET'; 'CHRI
               STINA.SOULANTIKAS@WAMU.NET'; 'ELAINE.MCFADDEN@WAMU
               .NET '; 'ELVIA.EATON@WAMU.NET'; 'GMFCSALEREVERSALR
               EQUEST@WAMU.NET '; 'GMP-PESCALATED@WAMU.NET '; 'GM
               REOCANCELLATIONS@WAMU.NET'; 'HARIS.JUSIC@WAMU.NET'
               ; 'JACKIE.MCGLYNN@WAMU.NET'; 'JACQUELINE.FELICIANO
               @WAMU.NET '; 'JUN.QIAN@WAMU.NET'; 'MISUK.CHANG@WAM
               U.NET '; 'RICHARD.E.PADGETT@WAMU.NET'; SANDRA SCHR
SER 060109 @VU DALILA OCHOA  USER HAS COMPLETED THE  SALERESCOMPL
               ETED DATA FORM WITH THE FOLLOWING ENTRIES:  COST 0
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CSOC.RICH.002342

1567

JPMC- 000561
CONFIDENTIAL

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NOTE [redacted]          CONSOLIDATED NOTES LOG            09/10/09  10:14:59
L  RICHARDS  - ITS FOR 8:  RS        SOE 04/01/99   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCP Y COL Y ELC Y FOR Y HEI Y IMT Y OCP
    MTP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-----------------------------* PF8 FOR MORE *-----------------------------
SER 060109 @VU F SALE RESCISSION: : 1200.00  COMMENTS: :
SER 060109 XZD NO ACTION NEEDED.
SER 060109 XZD RECD SALE RESCINDED EMAIL PROPERTY VACANT AND SECU
               RE PER CONTRACTORS NOTES 3/4/09.
SER 053009 @VU SHADRIN HERRING  USER HAS COMPLETED THE  NOTIFIEDS
               ALERESCINDED DATA FORM WITH THE FOLLOWING ENTRIES:
                 REASON FOR SALE RESCISSION: : CLIENT REQUEST
SER 053009 @VU SHADRIN HERRING - (CONT) -  LOAN CARRIES A PMI, MC
               I, OR TAX IMPOUND TRAILER, PLEASE RE-ESTABLISH THE
                TRAILER AND RESUME ACTIVITY
SER 053009 @VU SHADRIN HERRING - (CONT) - E ADVANCES TO 95R01 (AS
               SET LOANS ONLY).    LOSS MITIGATION (IF RESCINDED
               DUE TO LOSS MITIGATION ONLY)  ? ACTIVATE LOSS MITI
               GATION WORKSTATION.  ? ENSURE THE MAN CODE IS IN W
                STATUS  ? ENSURE A LOSS MITIGATION PROCESSOR IS A
               SSIGNED       ESCROW MANAGEMENT:  ? BY COPY OF THI
               S MEMO, INSURANCE ACCOUNTING IS TO RE-ESTABLISH TH
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1568

CSOC.RICH.002343

JPMC- 000562
CONFIDENTIAL

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NOTE[ ]          CONSOLIDATED NOTES LOG          09/10/09  10:15:00
L  [illegible] - [illegible] F:R B:  R:      DUE 04/01/09   TYPE CONV. RES.
   ANA Y ARM Y ASM Y ELN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
   MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 053009 @VU E HAZARD INSURANCE POLICY AS OF THE ACQUISITION DA
               TE.  BY COPY OF THIS MEMO, DISBURSEMENT SERVICES I
               S NOT TO CANCEL THE TAX SERVICE CONTRACT.  IF THIS
SER 053009 @VU SHADRIN HERRING - (CONT) - UNCIL TO OBTAIN CONFIRM
               ATION THAT THE SALE RESCISSION HAS BEEN COMPLETED.
                YOU WILL BE NOTIFIED AGAIN ONCE THE SALE RESCISSI
               ON PROCESS HAS BEEN COMPLETED.     PLEASE RESCIND
               THE TRUSTEES DEED UPON SALE, AS WE WILL NOT BE ATT
               EMPTING TO VALIDATE THE SALE.    REO:  ? PLEASE DE
               LETE THE LOAN FROM THE REO WORKSTATION.  ? PLEASE
               RE-ESTABLISH THE IMPOUND ACCOUNT (IF APPLICABLE).
                ? PLEASE RE-ESTABLISH THE INVESTOR NUMBER (IF APP
               LICABLE).    ? PLEASE RE-ESTABLISH THE RECOVERABL
SER 053009 @VU SHADRIN HERRING - (CONT) - HRDEDER; 'SELVARANI.CAR
               TER@WAMU.NET '; 'TRACY.BETTS@WAMU.NET'; 'VAN.DANG@
               WAMU.NET'  SUBJECT: RESCINDED SALE: WAMU SHLS #072
               9942433 / INV/CAT: A01 458 WASHINGTON MUTUAL INV L
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CSOC.RICH.002344

1569

JPMC-000563
CONFIDENTIAL

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CMTS [ ] [ ] [ ]          CONSOLIDATED NOTES LOG            09/10/09  10:15:01
L  RICHARDS     L:C F:R B:  S:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y APM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCE
    NEF Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 053009 @VU OAN#: 0729942433 / RICHARDSON / CALIFORNIA     PLE
               ASE BE ADVISED THAT THE SALE HELD, 5/7/2009, IS BE
               ING RESCINDED DUE TO CLIENT REQUEST. SALE HAS ALRE
               ADY BEEN RESCINDED PER ATTORNEY'S OFFICE. PLEASE U
               PDATE SYSTEM TO REFLECT RESCISSION. LPS IS CURRENT
               LY MONITORING THE PROCESS AND FOLLOWING UP WITH CO
SER 053009 @VU SHADRIN HERRING  FROM: SHADRIN HERRING   SENT: SAT
               URDAY, MAY 30, 2009 10:55 AM  TO: 'ALEXANDER.MACK@
               WAMU.NET'; 'ASHLEY.LUCYNSKI.U239643@WAMG.NET'; 'CH
               RISTINA.SOULANTIKAS@WAMU.NET'; 'ELAINE.MCFADDEN@WA
               MU.NET '; 'ELVIA.EATON@WAMU.NET'; 'GMFCSALERESVERSA
               LREQUEST@WAMU.NET '; 'GMP-PESCALATED@WAMU.NET '; '
               GMREOCANCELLATIONS@WAMU.NET'; 'HARIS.JUSIC@WAMU.NE
               T'; 'JACKIE.MCGLYNN@WAMU.NET'; 'JACQUELINE.FELICIA
               NO@WAMU.NET '; 'JUN.QIAN@WAMU.NET'; 'MISUK.CHANG@W
               AMU.NET '; 'RICHARD.E.PADGETT@WAMU.NET'; SANDRA SC
SER 052909 @VU LEESA BARDUNIAS  SYSTEM UPDATED FOR THE FOLLOWING
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1570

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NOTE [ S ]              CONSOLIDATED NOTES LOG            09/10/09  10:15:02
L  RICHARDS      L:C F:R B:  R:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BKN Y BKR Y CCR Y COL Y ELC Y FOR Y HAL Y LMT Y OCP
    MIP Y PJF Y PMT Y REO Y SER Y TAX Y TSS Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF9 FOR MORE *-------------------------------
SER 052909 @VU EVENT: USER HAS ENDED THE ISSUE ASSOCIATED WITH TH
               IS LOAN. ISSUE TYPE: SALE RESCINDED. COMMENTS: RES
               CINDED SALE PROCESS HAS BEEN LAUNCHED. .
SER 052809 @VU MASON SEGERS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS APPROVED THE ISSUE. ISSUE TYPE: SALE
               RESCINDED. STATUS: ACTIVE, APPROVED.
SER 052809 @VU JENNIFER ELROD  SYSTEM UPDATED FOR THE FOLLOWING E
               VENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR T
               HIS LOAN.ISSUE TYPE: SALE RESCINDED. ISSUE COMMENT
               S: SALE HAS ALREADY BEEN RESCINDED PER ATTORNEY'S
               OFFICE. PLEASE UPDATE SYSTEM TO REFLECT RESCISSION
               .  STATUS: ACTIVE
COL 051909 *** SCORE 239   051809 AGT E30S DAYS DEL 079 RISK E
COL 051109 DSD LMTC WITH CONTACT # EMAIL ADDRESS FOR CUSTOMER
COL 050809 DSD RECV EMAIL TO CONTACT CUST, CALLED - LMTC WITH MY
               N AND EMAIL ADDRESS
COL 050509 *** SCORE 239   050509 AGT E30S DAYS DEL 065 RISK E
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CSOC.RICH.002346

1571

JPMC- 000565
CONFIDENTIAL

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NOTS                    CONSOLIDATED NOTES LOG                    09/10/09  10:15:03
L RIC[illegible] - [illegible]:C F:R B:  R:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BIK Y BNK Y CON Y COL Y ELC Y FOR Y NAE Y LMT Y OCP
    MIP Y PIP Y PMT Y RED Y SER Y TAX Y TSE Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------- PF8 FOR MORE ---------------------------------
COL 041809 *** SCORE 300   041709 AGT E30S DAYS DEL 048 RISK D
COL 040409 *** SCORE 300   040409 AGT E30S DAYS DEL 034 RISK D
COL 032609 EZ9                                    OWNER OCC
COL 032609 EZ9 S/W OTHER
COL 032509 EZ9 AT 720 VERIFIED THE CUSTOMERS INFORMATION.
COL 032509 EZ9 LEFT THE LETTER AND FINANCIAL WORKSHEET TAPED TO TH
               E DOOR IN A BLANK SEALED ENVELOPE MARKED CONFIDENTI
               AL WITH THE CUSTOMER'S NAME ON IT. THE NEIGHBOR
COL 032509 EZ9 ON 03/07 THE AGENT WENT TO THE ABOVE ADDRESS AND HA
               D NO SUCCESS. THE AGENT WENT BACK TO THE ABOVE ADDR
               ESS ON 03/08 AND THERE WAS NO ANSWER. THE AGENT
COL 032509 EZ9                 JMA DKNCK RESULT
COL 032509 EZ9 AT 720 VERIFIED THE CUSTOMERS INFORMATION.
COL 032509 EZ9 LEFT THE LETTER AND FINANCIAL WORKSHEET TAPED TO TH
               E DOOR IN A BLANK SEALED ENVELOPE MARKED CONFIDENTI
               AL WITH THE CUSTOMER'S NAME ON IT. THE NEIGHBOR
COL 032509 EZ9 ON 03/07 THE AGENT WENT TO THE ABOVE ADDRESS AND HA
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1572

CSOC.RICH.002347

JPMC- 000566
CONFIDENTIAL

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NTS [redacted]          CONSOLIDATED NOTES LOG          09/10/09  10:15:04
L  REGARDS    LIC F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ARA Y ARM Y ASM Y BLN Y BNK Y CON Y COL Y ELC Y FOR Y HAZ Y LNT Y OCP
    MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* F7$ FOR MORE *-------------------------------
COL 032509 E29 D NO SUCCESS. THE AGENT WENT BACK TO THE ABOVE ADDR
               ESS ON 03/08 AND THERE WAS NO ANSWER. THE AGENT
COL 032509 E29                 JMA CKNCK RESULT
SER 032009 KA8 VERIFIED ACCOUNT STATUS,BALANCES,HISTORY AND DATES TUACCT
               RECEIVED RESPONSE FROM LEGAL DEPT TO REPRT LOAN AS
               NORMAL. REPORTED LOAN AS ACTIVE CURRENT. VERIFIED
               HISTORY PER MCE2/CERR.
SER 032009 KA8
               SENT EMAIL TO LEGAL DEPT REGARDING FRAUD/LEGAL
               ACUV ISSUE; HOW TO REPORT.
COL 031809 E3$ CALLD HOME    ANS. MACH.-NO MSG
COL 031809 *** SCORE 006   031709 AGI E16S DAYS DEL 017 RISK F
COL 031709 ES8 CALLD HOME    ANS. MACH.-NO MSG
COL 031609 CTX CALLD HOME    ANS. MACH.-NO MSG
COL 031409 AVA               ANS. MACH.-NO MSG
COL 031309 AVA               ANS. MACH.-NO MSG
COL 031209 AVA               ANS. MACH.-NO MSG
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1578

CSOC.RICH.002348

JPMC- 000567
CONFIDENTIAL

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NOTS [ E E ]            CONSOLIDATED NOTES LOG            09/10/09  10:15:05
L  ACCOUNTS    LAC FAR B:  R:      DUE 09/30/09   TYPE CONV, RES.
    AMA Y ARM Y ASM Y BLN Y BRK Y CCH Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MIP Y PIF Y RMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 031109 FZ4 CALLD HOME    ANS. MACH.-NO MSG
COL 031109 ***  S8253 1st Notice                LETTER SENT
COL 031009 AVA               ANS. MACH.-NO MSG
COL 030909 AVA               ANS. MACH.-NO MSG
COL 030805 FYD CALLD HOME    CALLED-NO MSG LEFT
COL 030709 AVA               ANS. MACH.-NO MSG
COL 030609 AVA               ANS. MACH.-NO MSG
COL 030609 ***  VACANT SECURED       CONDITION ON 030409   FNFS
COL 030509 AVA               ANS. MACH.-NO MSG
COL 030409 AVA               ANS. MACH.-NO MSG
COL 030409 *** SCORE 254*  030309 AGT E30S DRYS DEL 062 RISK D
COL 030309 AVA               ANS. MACH.-NO MSG
COL 030209 AVA               ANS. MACH.-NO MSG
COL 022809 AW3 CALLD HOME    LEFT MSG/ANS MACH
COL 022709 AVA               ANS. MACH.-NO MSG
COL 022609 AVA               BLAST MACH LMC
COL 022509 AVA               ANS. MACH.-NO MSG
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1574

CSOC.RICH.002349

JPMC- 000568
CONFIDENTIAL

CSOC.RICH.002350

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NOTS                    CONSOLIDATED NOTES LOG            09/10/09  10:15:05
C RICHMOND  L:C F:B B:  R:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------* PF8 FOR MORE *-----------------------------
COL 022409 AVA                ANS. MACH.-NO MSG
COL 022309 AVA                ANS. MACH.-NO MSG
COL 022309 ***  SP261 Pre FCL Notice            LETTER SENT
COL 022109 AVA                NO ANSWER
COL 022009 AVA                ANS. MACH.-NO MSG
COL 021909 AVA                ANS. MACH.-NO MSG
COL 021809 DCB CALLD HOME     CALLED-NO MSG LEFT
COL 021809 *** SCORE 3L3   021809 AGT E30S DAYS DEL 048 RISK C
COL 021709 F5P CALLD HOME     NO ANSWER
COL 021709 AW6 CALLD HOME     LEFT MSG/ANS MACH
COL 021609 EX2 CALLD HOME     ANS. MACH.-NO MSG
COL 021409 AVA                ANS. MACH.-NO MSG
COL 021309 GDA CALLD HOME     ANS. MACH.-NO MSG
COL 021309 DS1 CALLD HOME     ANS. MACH.-NO MSG
COL 021209 D3F CALLD HOME     CALLED-NO MSG LEFT
COL 021109 AVA                ANS. MACH.-NO MSG
COL 021009 AVA                ANS. MACH.-NO MSG
```

NOTS [redacted] CONSOLIDATED NOTES LOG 09/10/09 10:15:06
L RICHARDS LTC FOR B: R: DUE 09/01/09 TYPE CONV. RES.
ANA Y ARM Y BSM Y ELM Y BNK Y CCR Y COL Y ELC Y FOR Y HAZ Y LNT Y OCP
MIP Y PIT Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY PRINT: _
---------- PF8 FOR MORE ----------

COL 020909 WVA CALLD HOME LEFT MSG/ANS MACH

TAX 020909 B3A PRI CMT.. SUP BILL $$54994.64, TOTAL PENALTY PD $9
77.63, WAS NOT PROVIDED ACCURAL POSTED DT, WAS ADVI
SED RECEIVED IN 07/08 WAS NOT PROVIDED A BREAK DOW
N OF THE PENALTY. WAS ADVISED NO OVER PMTS/DOP PMT
, NO REFUNDS. PER CA REGULATIONS 2 CONSSCUTIVE SEC
URE INST MUST BE DEL TO FORCE ESC. PER TAX OFFICE
FULL YR 07/08 ALLOWED WRMU TO ADD THE TAXES TO ESC
CONTINUING TO PAY PER GUIDELINES. SENT EMAIL RESPO
NSE. T.PALMATIER

TAX 020909 B3A PRI..34... T.PALMATIER/4552
PER E-MAIL RECEIVED, PLACED CALL TO SACRAMENTO COU
NTY T/O, SPOKE WITH BRIANNA, VERIFIED PARCEL 01303
630010000 IS CORRECT TO 3622 W CURTIS DR. LAURA RI
CHARDSON. VERIFIED ALL TAXES PD CURRENT WITH NO PR
IOR YR DL TX TO DT. LST PD 1ST 1/2 08/09 AT $2930.
67 ON 12/01/08, NXT DUE 08/09 2ND 1/2 AT $2930.67

1576

CSOC.RICH.002351

JPMC- 000570
CONFIDENTIAL

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NOTE                    CONSOLIDATED NOTES LOG              09/10/09  10:15:07
L  RICHARDS    LIC FOR B:  S:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y INT Y OCP
    MIP Y PIF Y PMC Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------- PF8 FOR MORE *-------------------------------
TAX 020909 BEA BY 04/10/09. VERIFIED WAMU PMT IN 07/2008 POSTED P
               D DEL FULL YR 07/08 BS$1016.82 W/ DEL 06/07 FULL Y
               R SUP BILL AT BS$2098.35 AND FULL YR 07/08..C..
SER 020909 #99 02/09/2009 CLOSE WK ID# 2045206 / MAIL / NON123 /
               TAX INQUIRY / DOC ID# 2163827676 / USERID : U60516
               4 / COMMENTS :
SER 020909 #99 02/09/2009 CLOSE WK ID# 2045207 / MAIL / NON123 /
               TAX INQUIRY / DOC ID# 2163827680 / USERID : U60516
               4 / COMMENTS :
COL 020709 AVA                ANS. MACH.-NO MSG
COL 020609 GDA CALLD HOME     ANS. MACH.-NO MSG
SER 020609 HNM RQSTD ESCROW TAX REVW, MTGR RCVD NOTIFICATION
               ESCROW IS TOO LOW TO COVER HER PROP TAXES. EMLD
               MICHELLE THOMAS.
COL 020509 AVA                ANS. MACH.-NO MSG
COL 020509 ***  SP715 15 Day Letter          LETTER SENT
COL 020409 FZ2 CALLD HOME     ANS. MACH.-NO MSG
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1577

CSOC.RICH.002352

JPMC- 000571
CONFIDENTIAL

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NOTS [redacted]            CONSOLIDATED NOTES LOG            09/10/09  10:15:08
L  RICHARDS    LIC FIR B:  R:      DUE 03/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASN Y BEN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCF
    NIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
--------------------------------* PF8 FOR MORE *--------------------------------
COL 020409 E33 CALLD HOME    ANS. MACH.-NO MSG
COL 020409 *** SCORE 313   020409 AGT E30S DAYS DEL 034 RISK C
COL 020309 AVA               ANS. MACH.-NO MSG
COL 020309 A9I CALLD HOME    ANS. MACH.-NO MSG
ANA 020309 FD5 N/A EFF 3/09 $4885.19 WITH 36 MONTH SPRD. LOADED
               ANA STP 5.
COL 020209 E2Y CALLD HOME    ANS. MACH.-NO MSG
ANA 020209 FD5 PER ECC REQ, ADJ FCH1 TO OLD PYMT AMT $4352.32 FOR
               1/09-2/09.  WILL RUN N/A EFF FOR 3/09 WITH 36 MNTH
               SPRD AFTER OVERNIGHT CYCLE.
COL 020109 FZ8 CALLD HOME    ANS. MACH.-NO MSG
COL 013109 FG5               ANS. MACH.-NO MSG
COL 013109 FOF CALLD HOME    ANS. MACH.-NO MSG
COL 013009 AVA               ANS. MACH.-NO MSG
SER 013009 $1X BALANCE/TRANSACTION INQUIRY/QUESTION              CSHIQ
               U230201-HELPING HOMEOWNER ON ESCROW SHORTAGE AND A
                FURTHER SPREAD
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1578

CSOC.RICH.002353

JPMC- 000572
CONFIDENTIAL

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NOTS [ ] [ ] [ ]          CONSOLIDATED NOTES LOG            09/10/09  10:15:09
1  RICHARDS     D:C P:R B: R:        DOB 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAS Y IMT Y OCP
    MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 013009 EIC BORR #1 CALLD VRFD HP/SP/SS#     OWNER OCC
COL 012909 EM9 CALLD HOME     ANS. MACH.-NO MSG
COL 012809 AVA                ANS. MACH.-NO MSG
COL 012709 AVA                ANS. MACH.-NO MSG
COL 012609 FOF CALLD HOME     ANS. MACH.-NO MSG
COL 012409 AVA                SIT TONE ENCOUNT.
COL 012309 AVA                ANS. MACH.-NO MSG
COL 012209 AVA                ANS. MACH.-NO MSG
COL 012109 AVA                ANS. MACH.-NO MSG
TAX 012109 A83 ESCZCS.V.SHEPPARD 4355
               PER SACRAMENTO CO WEB..CANT VERIFY H.O. NAME..
               PROP ADD 3622 W. CURTIS DR. SACRAMENTO, CA  95818.
               ...P# 013-0362-001-0000
               NO DEL TAXES...08-09 1ST 1/2 POSTED 12-10-08
               $2930.67(WAMU PD)...2ND 1/2 DUE 4-10-09 $2930.67
               CLOSED TSK.
COL 012109 ***  SP260 2nd Notice              LETTER SENT
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1579

CSOC.RICH.002354

JPMC- 000573
CONFIDENTIAL

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NOTE                    CONSOLIDATED NOTES LOG            09/16/09  10:15:10
L  ACCOUNTS  - I:C PTR B: N:        DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ECC Y FOR Y HAZ Y IMT Y OCF
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSN Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 012009 ES9                ANS. MACH.-NO MSG
COL 012009 DLQ DELINQUENCY NOTICE: REQUEST TO VENDOR=17 DAY
               S OR MORE DELQ
COL 011909 AVA                ANS. MACH.-NO MSG
COL 011909 *** SCORE 068   011709 AGT E16S DAYS DEL 018 RISK B
COL 011709 AVA                ANS. MACH.-NO MSG
COL 011609 AVA                ANS. MACH.-NO MSG
SER 011609 $1X ECC CALL TRANSFER                                  TRANSF
               U267279-WANTS TO KNOW WHY PAYMENT UP AFTER SHE MOD
               IFIED HR LOAN
COL 011609 C0$ BORR #1 CALLD VRFT BF/BP/SS#
SER 011609 $1X BALANCE/TRANSACTION INQUIRY/QUESTION               CSHIQ
               U260300-MR GREER NO AUTHO FOUND ON LOAN, ADVISED T
               O FAX TO US
COL 011609 E3U PTP: 01/16/09, $5126.10, JIT.
               ADRIAN GREAR, ACCOUNTANT, DIRKY, 818-260-0669, GAVE
                PTP.
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1580

CSOC.RICH.002355

JPMC- 000574
CONFIDENTIAL

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NOTS[ ]                CONSOLIDATED NOTES LOG            09/10/09  10:15:11
L  RICHARDS    L:C F:R E:  R:      DUE 04/01/09   TYPE CONF. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y INT Y OCP
    MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
COL 011609 E3U              PROMISE TO PAY                          5126.10 0119
COL 011609 E3U CLD BY OTHER  VRFD HP/BP/SS#
COL 011609 BDG ADRIAN GREAR,ACCOUNTANT,PH#810-260-0669,CALL TO GET
               A STATEMENT FOR JANUARY ALSO SAID HE WILL MAKE A P
               MT TODAY OVER THE PHONE
COL 011609 BDG PTP,JAN16,$5126.10,JIT
COL 011609 BDG              PROMISE TO PAY                          5126.10 0119
COL 011609 BDG CLD BY OTHER  VRFD HP/BP/SS#
COL 011509 ETI CALLD HOME    ANS. MACH.-NO MSG
SER 011509 $VR CUST SELECTED JIT OPTION VIA IVR                     IVRJIT
SER 011509 $VR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
SER 011509 JCC FROM MEM1:
               PLEASE CONTACT KARINA MIRZOYAN IN LEGAL @
               818-775-2238 PRIORTO PROCESSING ANY ACTION ON
               THIS LOAN OR CONTACTING/SPEAKINGWITH THE
               BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
               BLIND TRANSFERS PLEASE.
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1581

CSOC.RICH.002356

JPMC- 000575
CONFIDENTIAL

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NOTE [ ] [ ]          CONSOLIDATED NOTES LOG            09/10/09  10:15:11
L  RICHARDS          L:C F:R B:  R:       DUE 94/01/09   TYPE CONV. RES.
    ANA Y ABM Y ASM Y BLN Y BNK Y CON Y COL Y ELC Y FOR Y HAZ Y IAT Y OCC
    MIP Y PIP Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-----------------------------
COL 011509 ES6 CALLD HOME    ANS. MACH.-NO MSG
COL 011409 E63 CALLD HOME    ANS. MACH.-NO MSG
SER 011409 SVR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
COL 011309 E#T CALLD HOME    ANS. MACH.-NO MSG
COL 011209 D#Z CALLD HOME    ANS. MACH.-NO MSG
COL 011209 ***  SP253 1st Notice                LETTER SENT
COL 011009 AVA               ANS. MACH.-NO MSG
COL 010909 NDO CALLD HOME    ANS. MACH.-NO MSG
COL 010809 AVA               ANS. MACH.-NO MSG
COL 010709 E#B CALLD HOME    ANS. MACH.-NO MSG
COL 010709 E59 CALLD HOME    ANS. MACH.-NO MSG
COL 010609 FGF CALLD HOME    NO ANSWER
COL 010509 *** SCORE 068   010309 AGT E16S DAYS DEL 004 RISK B
HAZ 123008 $#E EARTHQUAKE POLICY RECEIVED,NOT REQUIRED. , EFF
               1/1/1900, POL 71BGQ6440
LMT 122308 AT3 GL REVIEWED
SER 121808 JOC * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
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1582

CSOC.RICH.002357

JPMC-000576
CONFIDENTIAL

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NOTE [ S E ]          CONSOLIDATED NOTES LOG          09/10/09  10:15:12
L  RICHARDS   L:C F:R B:  R:      DUE 9:/01/09  TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCF
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 121808 JOC FROM MEM1:
               PLEASE CONTACT KARINA MIRZOYAN IN LEGAL @
               818-775-2238 PRIORTO PROCESSING ANY ACTION ON
               THIS LOAN OR CONTACTING/SPEAKINGWITH THE
               BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
               BLIND TRANSFERS PLEASE
SER 121608 GSA REVIEWED SUSP BAL FOR POSTING - POSTED XP          SUSP07
SER 121508 IDS  TSK COMPLETED...
                PLEASE MOVE FUNDS IAO $2486.52 (SUSP CR) FROM
                95R21 TO SUSPENSE (SUSP).
SER 121508 JYZ .........COPIED NOTE FROM REVERSAL TASK...........
SER 121508 JYZ REOBAL COMPLETED AS TASK REQUESTED....0169054
               PLEASE MOVE FUNDS IAO $598.52 (ATTY CR) FROM 95R21
               TO ESCROW (NGTI).
LMJ 121508 BCP DDCH RECONCILED. LOSS IAO $37.00 DOC PREP FEE
               (TITLE DR) SHOULD BE WRITTEN OFF. TASK OPENED TO
               MOVE FUNDS IAO $598.52 (ATTY CR) FROM 95R21 TO
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1583

CSOC.RICH.002358

JPMC- 000577
CONFIDENTIAL

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NOTES                    CONSOLIDATED NOTES LOG            09/10/09  10:15:13
L RICHARDS    L:C F:R E:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COD Y ELC Y FOR Y HAZ Y LMT Y OCP
    MTP Y PIF Y PMT Y REC Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------* PF8 FOR MORE *-------------------------------
LMT 121508 BCP ESCROW (NGTI). TASK OPENED TO MOVE FUNDS IAO
               $2486.52 (SUSP CR) FROM 95R21 TO SUSPENSE (SUSP).
               $100000.00 WAS IN M13 AT THE TIME OF RECON.
COL 121508 EL5 LETTER SENT   AG    JIT DBT INIT 1565695401
COL 121508 EL5                JIT DRAFT INITIATE 1565695401        4367.32 1220
SER 121508 EL5 JIT DEBIT INITIATED 1565695401                      AEGIS
COL 121508 EL5 3RD PARTY VERIFIED ALL INFO..CALLING  TO MAKE PYMT
               TOOK JIT IAO 4352.32 + 15 DOLLAR FEE..
COL 121508 EL5 CLD BY OTHER  VRFD HP/BP/SS#
COL 121508 AVA               ANS. MACH.-NO MSG
COL 121308 AVA               ANS. MACH.-NO MSG
COL 121208 AVA               ANS. MACH.-NO MSG
COL 121108 B96 CALLD HOME    ANS. MACH.-NO MSG
COL 121108 ***  SP253 1st Notice                LETTER SENT
COL 121008 AVA               ANS. MACH.-NO MSG
COL 120908 AVA               ANS. MACH.-NO MSG
COL 120808 AVA               ANS. MACH.-NO MSG
```

1584

CSOC.RICH.002359

JPMC- 000578
CONFIDENTIAL

```
NOTS                    CONSOLIDATED NOTES LOG          09/10/09  10:15:14
L  RESEARCH  - SER F:R S:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------- PF8 FOR MORE ------------------------------
COL 120608 AVA                ANS. MACH.-NO MSG
COL 120508 LRC CALLD HOME     ANS. MACH.-NO MSG
COL 120408 *** SCORE 068   120308 AGT BL6S DAYS DEL 003 RISK B
SER 120208 $1X INTELLIVIEW HISTORY REQUESTED                      IVHIST
               U249954-FROM DATE: 07/02/2007;TO DATE: 12/02/2008;
               DELIVERY METHOD: FAX;REQUESTOR NAME: LAURA RICHARD
               SON;REQUESTOR ADDRESS: 717 E VERNON ST  LONG BEACH
                CA 90806-2726  ;REQUESTOR FAX #: 6178645715;REQUE
               STOR TYPE:CUSTOMER;
SER 120208 $1X INTELLIVIEW HISTORY REQUESTED                      IVHIST
               U249954-FROM DATE: 07/02/2007;TO DATE: 12/02/2008;
               DELIVERY METHOD: MAIL;REQUESTOR NAME: LAURA RICHAR
               DSON;REQUESTOR ADDRESS: 717 E VERNON ST  LONG BEAC
               H CA 90806-2726  ;REQUESTOR FAX #:  ;REQUESTOR TYP
               E:CUSTOMER;
SER 120208 $VR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
SER 120208 $1X BALANCE/TRANSACTION INQUIRY/QUESTION               CSHIQ
```

1585

CSOC.RICH.002360

JPMC-000579
CONFIDENTIAL

```
:OTS                    CONSOLIDATED NOTES LOG            09/10/09  10:15:15
1  RIC[illegible] --LIC F:R B:  R:      DUE 04/01/09   TYPE CONV. RES.
     BNA Y ARM Y ASM Y BLN Y BWK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y CSX Y DATE SELECT: MMDDYY  PRINT: _
--------------------------------* PF8 FOR MORE *-------------------------------
SER 120208 $1X U267621-NON BORROW INFO DENIED                        CSHIQ
SER 120208 $VR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
SER 120208 $VR IVR CALL RECD/WRONG SSN ENTERED/NO INFO PROVIDED   IVRSSN
SER 112808 EIK INS/PER REPORT REMOVE DISB STOP 8....JG
SER 112508 KA8 VERIFIED ACCOUNT STATUS,BALANCES,HISTORY AND DATES TUACCT
               RECEIVED RESPONSE FROM LEGAL DEPT TO REPORT LOAN
               AS NORMAL. HAD CREDIT SUPPRESSION REMOVED.
               REPORTED LOAN AS ACTIVE CURRENT. VERIFIED HISTORY
               PER MCB2/CBRH. SUPPRESSED NEGATIVE REPORTING 8/07
               TO 9/08 PER LMT MCD.
SER 112508 KA8 VERIFIED ACCOUNT STATUS,BALANCES,HISTORY AND DATES TUACCT
               RECEIVED RESPONSE FROM LEGAL DEPT TO REPORT LOAN
               AS NORMAL. HAD CREDIT SUPPRESSION REMOVED.
               REPORTED LOAN AS ACTIVE CURRENT. VERIFIED HISTORY
               PER MCB2/CBRH. SUPPRESSED NEGATIVE REPORTING 8/07
               TO 9/08 PER LMT MCD.
SER 112508 KA8
```

CSOC.RICH.002361

1586

JPMC-000580
CONFIDENTIAL

```
NOTS [ ] CONSOLIDATED NOTES LOG 09/10/09 10:15:16
L RICHARDS LIC F:R B: A: DUE 04/01/09 TYPE CONV. RES.
   ANA Y ARM Y ASM Y BLN Y BRW Y CCH Y CSL Y ELC Y FOR Y HAZ Y LMT Y OCP
   MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSR Y DATE SELECT: MMDDYY PRINT: _
-------------------------* PF8 FOR MORE *-------------------------
SER 112508 KA8 SENT E-MAIL TO K. MIRZOYAN REGARDING LEGAL ACDV IS
               SUE.
SER 112108 JOC * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
SER 112108 JOC FROM MEM1:
               PLEASE CONTACT KARINA MIRZOYAN IN LEGAL @
               818-775-2238 PRIORTO PROCESSING ANY ACTION ON
               THIS LOAN OR CONTACTING/SPEAKINGWITH THE
               BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
               BLIND TRANSFERS PLEASE.
ANA 112108 PGA PER ESCROW ANALYSIS DEPARTMENT: ESC PMNT INCREASE/
                SHORTAGE DUE TO TAX INCREASE NEW PAYMENT: 5126.10
                EFF 01/09. 457003
SER 111708 DBO LOSS MIT FILE SENT TO ACS FOR IMAGING
               790623285984
COL 111408 AVA              ANS. MACH.-NO MSG
COL 111408 SVR LETTER SENT   AG    JIT DBT INIT 1565635296
SER 111408 SVR JIT DEBIT INITIATED 1565635296                    ABGIS
```

1587

CSOC.RICH.002362

JPMC- 000581
CONFIDENTIAL

JPMC-000582
CONFIDENTIAL

CSOC.RICH.002363

```
NOTS [ E N T E R ]          CONSOLIDATED NOTES LOG          09/10/09  10:15:17
L  RICHARDS    L:C F:R B:  R:       DUE 04/11/09   TYPE CONT. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y EIC Y FOR Y HAZ Y INT Y OCP
    WIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PFB FOR MORE *-------------------------------
COL 111408 $VR                 PTP IVR                          4352.32 1124
SER 111408 $VR CUST SELECTED JIT OPTION VIA IVR                   IVRJIT
SER 111408 $VR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
TAX 111408 I@A WORKING SPECIAL DISBURSMENT STOP 1 PROJECT,
               CHANGING DISB STOP FROM 1 TO B DUE TO NO NOTES
               STATING WHY THE STOP WAS REMOVE AND REPLACE.......
               JGASKINS
COL 111308 AVA                 ANS. MACH.-NO MSG
COL 111208 AVA                 ANS. MACH.-NO MSG
COL 111108 AVA                 ANS. MACH.-NO MSG
COL 111108 ***  SP253 1st Notice                LETTER SENT
COL 111008 AVA                 ANS. MACH.-NO MSG
COL 110808 AVA                 ANS. MACH.-NO MSG
TAX 110808 ZC  ZCTS NPV: Jurisdiction - SACRAMENTO COUNTY; Parcel
                - 013-0363-001-0000; Status - Tax all paid; Chang
               e Date - 11/08/2008 06:23:30AM; , USER NOTES: 10/3
               /07 ccsc - per county website taxes are delinquent
```

1589

CSOC.RICH.002364

JPMC- 000583
CONFIDENTIAL

```
NOTS [ ] [ ] [ ]          CONSOLIDATED NOTES LOG                09/10/09  10:15:17
L  RICHARDS    LTC F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCF
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
--------------------------------* PF8 FOR MORE *--------------------------------
TAX 110808 ZC   iao (2006 annual b- 451.48 p&i- 97.23, amounts go
                od thru 10/31/07) (2006 annual b- 451.48, p&i- 104
                .00, amounts good thru 11/30/07) cashier check/cer
                tified funds payable to Sacramento County for del.
                 payments...mt/zcs
COL 110708 AVA                  ANS. MACH.-NO MSG
COL 110608 AVA                  ANS. MACH.-NO MSG
SER 110608 $VR GEN INFO, (BAL, NEXT DUE ETC) OBTAINED VIA IVR     IVRGEN
SER 110608 $VR LAST PMT INFO (DATE,AMT,BREAKDOWN)OBTAINED VIA IVR IVRPMT
COL 110508 AVA                  BLAST MACH LMC
HAZ 110508 $#H EARTHQUAKE POLICY RECEIVED,NOT REQUIRED. , EFF
                2/5/2008, POL 71BGQ6440
COL 110408 *** SCORE 069   110308 AGT E165 DAYS DEL 003 RISK B
SER 102308 JOC * STRICTLY CONFIDENTIAL * LEGAL ACTION *           LEGAL
SER 102308 JOC FROM MEM1:
                PLEASE CONTACT KARINA MIRZOYAN IN LEGAL @
                818-775-2238 PRIORTO PROCESSING ANY ACTION ON
```

1590

CSOC.RICH.002365

JPMC-000584
CONFIDENTIAL

```
NOTS [ ] [ ] [ ]          CONSOLIDATED NOTES LOG          09/10/09  10:15:18
L  RICHARDS     LOC FNK B:  R:      DUE 06/01/09   TYPE COMV. RES.
     ANA Y ARN Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
     MIP Y PIF Y RMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
--------------------------------* PF8 FOR MORE *--------------------------------
SER 102308 JOC THIS LOAN OR CONTACTING/SPEAKINGWITH THE
               BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
               BLIND TRANSFERS PLEASE
SER 102308 JOC * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
COL 101508 AVA                ANS. MACH.-NO MSG
COL 101508 H10                JIT AUTH/AGRD FEE  NO SERVICE REQUIRE 4408.02 1019
COL 101508 H10 LETTER SENT    AG    JIT DBT INIT 1565580015
COL 101508 H10                JIT DRAFT INITIATE 1565580015         4423.02 1019
SER 101508 H10 JZ2 DEBIT INITIATED 1565580015                       ABGIS
COL 101508 H10 PROP VACANT
COL 101508 H10 S/H BORR #1    VRFD HP/EP/SS#
COL 101408 AVA                ANS. MACH.-NO MSG
COL 101308 AVA                ANS. MACH.-NO MSG
COL 101108 AVA                ANS. MACH.-NO MSG
COL 101108 ***  SP253 1st Notice            LETTER SENT
SER 101008 $1X PAYMENT INQUIRY                                      PMTINQ
               U188666-
```

1691

CSOC.RICH.002366

JPMC- 000585
CONFIDENTIAL

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NOTE [ ] [ ] [ ] [ ]        CONSOLIDATED NOTES LOG            09/10/09  10:15:19
E  RICHARDS    L:C F:R E:  R:        DUE 04/01/99   TYPE CONV. RES.
    ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y IMT Y OCP
    MIP Y PIF Y PMT Y RED Y SER Y TRX Y TSN Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PFS FOR MORE *-------------------------------
COL 100708 AVA                 ANS. MACH.-NO MSG
COL 100608 COS     PTP $4352.32 10/06/08 MAIL.
COL 100608 COS S/W BORR #1   PROMISE TO PAY                          4352.32 1011
COL 100608 COS CALLD HOME    VRFD HP/BP/SS#
COL 100608 ANJ CALLD HOME    ANS. MACH.-NO MSG
COL 100408 *** SCORE 008   100308 AGT E16S DAYS DEL 003 RISK E
SER 093008 $YI FISFS W/O #24102529 COMPLETED 9/5/2008. PHOTO -
               PHOTO. CANCELING TO CLEAR RECORDS.
SER 092908 #99 09/29/2008 RESCAN/CANCELLED WK ID# 2137995 / CREDI
               T BUREAU CORRESPONDENCE / CREDIT BUREAU CORRESPOND
               ENCE / SEND TO OTHER DEPARTMENT / DOC ID# 21702061
               25 / USERID : U459756 / COMMENTS :
SER 092608 2RL LOSS MIT MOD:DAY 3 SYSTEM CHANGES COMPLETED        RESMND
SER 092608 2RL FROM MEM1:
               RIM MOD COMPLETE 04175 ARM TO FIXED. AMORTIZED
               OVER 498 MONTHS.
SER 092608 #99 09/26/2008 RESCAN REQUEST WK ID# 2137995 / CREDIT
```

1592

CSOC.RICH.002367

JPMC- 000586
CONFIDENTIAL

```
NOTS [redacted]          CONSOLIDATED NOTES LOG          09/10/09  10:15:20
L  RICHARDS T   LOC F:R B:  A:      EXE 04/01/09   TYPE CONV. RES.
    ANA Y ARM Y ASK Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MIP Y PIT Y RMT Y RED Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF9 FOR MORE *-------------------------------
SER 092608 #99 BUREAU CORRESPONDENCE / CREDIT BUREAU CORRESPONDEN
               CE / SENT TO OTHER DEPARTMENT / DOC ID# 2170206125
                / USERID : U224476 / CREDIT DEPT.
SER 092508 PEC VERIFIED ACCOUNT STATUS,BALANCES,HISTORY AND DATES EXACCT
               REPORTED AS CURRENT/ACTIVE
               NEVER HEARD BACK FROM REP AS TO REPORT TO CREDIT
               BUREAU OR NOT.  SENT EMAIL TO SOPHIA DAHBASHI, SHE
               FORWARDED TO LEAH BARTOCES, SHE FORWARDED TO PAUL
               BATTAGLIA WHO WAS TO GET BACK TO ME AFTER HE
               RETURNED FROM VACATION ON 9/18.  NEVER HEARD FROM
               PAUL, LEAH OR SOPHIA.
SER 092408 JOC * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
SER 092408 JOC FROM MEM1:
               PLEASE CONTACT KARINA MIRZOYAN IN LEGAL @
               818-775-2238 PRIORTO PROCESSING ANY ACTION ON
               THIS LOAN OR CONTACTING/SPEAKINGWITH THE
               BORROWER. PHONE # IS FOR INTERNAL USE ONLY - NO
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CSOC.RICH.002368

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NOTS [ ] CONSOLIDATED NOTES LOG 09/10/09 10:15:21
L RICHARDS LOC FIR B: R: DUE 04/01/09 TYPE CONV. RES.
  ANA Y ARN Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
  NEP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY PRINT: _
-------------------------------* PF8 FOR MORE *-----------------------------
SER 092408 JOC BLIND TRANSFERS PLEASE.
LMT 092308 R6Y FILE TO WAREHOUSE
           ESCMOD TASK COMPLETE
           REMOVE STOPS
ANA 092208 G8F TASK COMPLETED: NEW ANA EFFECTIVE
           10/08 PYMT 4352.32..OVER/SHORT$00.00..W MAN CODE
           NO BILLING STMT SENT ...CHGE COUPON MONTH FROM 3
           TO 10.....CLOSED ESCMOD ************************
SER 092208 $YI FI$FS W/O #24102529 COMPLETED 9/5/2008. PROVIDE
           ACCESS - PROVIDE ACCESS. CONTRACTOR NEVER RECEIVED
           A PHONE CALL BACK AND COULD NOT LOCATE PROPERTY TO
           TEST KEYS. PLEASE ADVISE.
SER 091908 #99 09/19/2008 CLOSE WK ID# 2128767 / LMIT MODIFICATIO
           N / LMIT MODIFICATION / OTHER / DOC ID# 2169475632
            / USERID : U465500 / COMMENTS : NONE.
SER 091908 #99 09/05/2008 REINDEX/OPEN WK ID# 2128767 / LMIT MODI
           FICATION / LMIT MODIFICATION / UPDATE PASS THROUGH
```

1594

CSOC.RICH.002369

JPMC- 000588
CONFIDENTIAL

```
NOTS [ E N ]          CONSOLIDATED NOTES LOG          09/10/09  10:15:22
I  RICHARDS     L:C F:R B:  R:       DUE 04/01/09   TYPE CONV. NES.
     RSA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
     RIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 091908 #99  DOCUMENT / DOC ID# 2169475632 / USERID : U465500
SSR 091908 #99 09/18/2008 OPEN WK ID# 2137995 / CREDIT BUREAU COR
               RESPONDENCE / CREDIT BUREAU CORRESPONDENCE / DOC I
               D# 2170206125
INT 091708 E6Y OPEN ESCMOD TASK
               VERIFIED SYSTEM CHANGES AND FUNDING CORRECT
               RECORDING NOT REQUIRED
INT 091108 KCM WAIVED LATE CHARGE/NSF BALANCE FOR WORKOUT          IMLCWV
               255.68/0.00
SER 091108 G4Q RCVD PRSNL CK#0003 IAO 4352.32
               POSTED TO ONE PMT IAO 4267.59 AND ESCROW IAO
               84.73 AS PER CSHLMT
               UNABLE TO USE EFF DTE 090808; USED EFF DTE 091008
SER 091008 NLO  TASK COMPLETED AS REQ. U692650
               PLEASE POST 9,680.56 TO ESCROW
               POST 3,338.76 TO CORP ADV. 95R13 MODC
               DEBIT GL 16740-9791-02 DOC# 072994243
```

1595

CSOC.RICH.002370

JPMC- 000589
CONFIDENTIAL

```
NOTS |_|_|_|_|          CONSOLIDATED NOTES LOG            09/10/09  10:15:23
L  RICHARDS   LIC F:R B:  R:       DUE 04/01/09   TYPE CONV. RES.
    ANR Y ARM Y ASM Y BLN Y BMX Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
    MTP Y PIP Y RMT Y REO Y SER Y TAX Y TSR Y DATE SELECT: MMDDYY  PRINT: _
-------------------------------* PF8 FOR MORE *-------------------------------
SER 091008 NLO COMMENT LOSS MIT MOD 0729942433
SER 091008 HTM LOSS MIT MOD:DAY 2 MANUAL SYS CHANGES IN PROCESS   RESMED
SER 091008 H8E WO#24079220 TRCK#9421 7676 3220
               KEYS SENT
SER 090908 JZF LOSS MIT MOD:DAY 1 MANUAL SYS CHANGES IN PROCESS   RESMAN
SER 090908 P4M OPEN DCHLMT TSK
                RCVD  OFFICAL CK FIRST CALIFORINA BANK IAO
               4,352.32 CK#0003 EFF 090808 PLS ADVS
IMT 090808 E6Y SUBMITTED SYSTEM CHANGES (MANUALLY)
IMT 090508 E6Y *
IMT 090408 E6Y DOCS TO ARC/COL/SM/IMAGE
               FWD TO SPEC LNS/INV RPTG
COL 090408 *** SCORE 129   090308 AGT E90S DAYS DEL 400 RISK F
COL 090208 ***  VACANT SECURED        CONDITION ON 082808   FNPS
SER 082908 JAW * STRICTLY CONFIDENTIAL * LEGAL ACTION *          LEGAL
SER 082908 FP5 KEYS SENT
               FEDEX TRCK#9421 7676 3220
```

1596

CSOC.RICH.002371

JPMC- 000590
CONFIDENTIAL

NOTS CONSOLIDATED NOTES LOG 09/10/09 10:15:24
L [illegible] F:R B: R: DUE 04/01/09 TYPE CONV. RES.
ANA Y RRM Y RSM Y RLN Y ENK Y CON Y COL Y ELC Y FOR Y HAZ Y LMT Y OCP
MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY PRINT: _

SER 082908 FP5 EMAILED NANCY TRAVNIK AT FIDELITY TO GET STATUS
OF KEY REQUEST.
SER 082808 SYI FISFS W/O #24079220 COMPLETED 8/28/2008. OTHER -
OTHER. PLEASE FORWARD KEYS TO HOMEOWNER LAURA
RICHARDSON 717 E VERNON STREET LONG BEACH , CA
90806 PHONE# 562-706-4694 THANK YOU,.
SER 082808 H8E REQUEST MADE TO FORWARD KEYS TO LAURA RICHARDSON
717 E VERNON STREET
LONG BEACH , CA 90806
PHONE# 562-706-4694
COL 082508 WJD FILE CLOSED...BC01327
COL 082008 WJD WAITING FOR FILE TO CLOSE...BC01327
SER 081908 @VU DENNIS HALE USER HAS COMPLETED THE WRITEOFFREVIE
W DATA FORM WITH THE FOLLOWING ENTRIES: : REJECTE
D : :
SER 081908 @VU DENNIS HALE USER HAS COMPLETED THE WRITEOFF DATA
FORM WITH THE FOLLOWING ENTRIES: : NO : : :

CSOC.RICH.002372

1597

JPMC- 000591
CONFIDENTIAL

Process Management Notes :: Loan #
Printed: 9/21/2009 9:16:32 AM, Melissa Onskt
View: All Notes for

1.

Written By: Mason Segers, WAMU Umbrella
Date: 6/12/2009 12:47:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 6/12/2009 12:47:17 PM / From: Bardunias, Leesa / To: Segers, Mason; / CC: / Intercom Type: Response Needed / Subject: Rescinded Sale /

2.

Written By: Karime Arias, California Re-Con
Date: 6/3/2009 4:18:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 6/3/2009 4:17:57 PM / From: Ott, Melissa / To: Arias, Karime; / CC: / Intercom Type: General Update / Subject: Fw: Fw: status of loan /

3.

Written By: Robert Perry, Fidelity
Date: 6/3/2009 7:23:00 AM
Type: Intercom
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 6/3/2009 7:22:30 AM / From: AutoProc, Fidelity / To: Perry, Robert; / CC: / Intercom Type: Stop/Hold Action / Subject: Issue Request /

4.

Written By: Melissa Ott, Fidelity
Date: 6/2/2009 3:57:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Sent: 6/2/2009 3:56:53 PM / From: Melissa Ott / To: Arias,Karime; / CC: / Intercom Type: General Update / Subject: Fw: Fw: status of loan / Message: This file is now closed in PM

--- Forwarded Message ---

JPMC- 000592
CONFIDENTIAL

Sent: 6/2/2009 11:28:00 AM
From: Shadrin Herring
To: Melissa Ott
CC:
Message Type: General Vendor: 723397ca
Subject: Fw: status of loan

Message:
Good afternoon,
Please read the previous intercom and advise.
Thanks

--- Forwarded Message ---

Sent: 6/2/2009 11:08:00 AM
From: Karime Arias
To: Shadrin Herring
CC:
Message Type: General Vendor: 723397ca
Subject: status of loan

Message:
Please advise the status of the loan. Are we proceeding with foreclosure and scheduled a new sale date or does this loan need to be on some type of hold. Please advise.

5.

Written By: Melissa Ott, Fidelity
Date: 6/2/2009 3:54:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 6/2/2009 3:54:23 PM / From: Herring, Shadrin / To: Ott, Melissa; / CC: / Intercom Type: General Update / Subject: Fw: status of loan /

6.

Written By: antoine rizk, California Re-Con
Date: 6/2/2009 3:53:00 PM
Type: Auto Note
Process: FC_Stop
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

7.

Written By: antoine rizk, California Re-Con
Date: 6/2/2009 3:53:00 PM
Type: Event Update
Process: FC_Stop
Borrower: RICHARDSON
Note:

JPMC- 000593
CONFIDENTIAL

User has updated the system for the following event: Attorney Confirmed File Closed, completed on 6/2/2009

8.

Written By: Fidelity AutoProc, Fidelity
Date: 6/2/2009 2:17:00 PM
Type: Issue
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the Issue associated with this loan. Issue Type: FC Stop - Reinstated. Comments: Stop FC.

9.

Written By: Fidelity AutoProc, Fidelity
Date: 6/2/2009 2:17:00 PM
Type: Issue
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the issue. Issue type: FC Stop - Reinstated. Status: Active, Approved.

10.

Written By: Fidelity AutoProc, Fidelity
Date: 6/2/2009 2:17:00 PM
Type: New Process
Process: FC_Stop
Borrower: RICHARDSON
Note:
Process opened 6/2/2009 by user Fidelity AutoProc.

11.

Written By: Fidelity AutoProc, Fidelity
Date: 6/2/2009 2:16:00 PM
Type: Event Update
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Scheduled For. User changed date completed from 12/25/2007 12:00:00 AM to incomplete. Reason: Requested via issue

12.

Written By: Fidelity AutoProc, Fidelity
Date: 6/2/2009 2:16:00 PM
Type: Auto Note
Process: FC_CA_Other_BO_

JPMC- 000594
CONFIDENTIAL

Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Reinstated

13.

Written By: Robert Perry, Fidelity
Date: 6/2/2009 1:55:00 PM
Type: Issue
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
System updated for the following event: User has created a Process-Level issue for this loan.Issue Type: FC Stop - Reinstated. Issue Comments: PER WAMU PAYOFF/REI REPORT 6/2/09 LOAN REINSTATED
Status: Active

14.

Written By: Shadrin Herring, Fidelity
Date: 6/2/2009 11:28:00 AM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Sent: 6/2/2009 11:27:41 AM / From: Shadrin Herring / To: Ott,Melissa; / CC: / Intercom Type: General Update / Subject: Fw: status of loan / Message: Good afternoon,
Please read the previous intercom and advise.
Thanks

--- Forwarded Message ---

Sent: 6/2/2009 11:08:00 AM
From: Karime Arias
To: Shadrin Herring
CC:
Message Type: General Vendor: 723397ca
Subject: status of loan

Message:
Please advise the status of the loan. Are we proceeding with foreclosure and scheduled a new sale date or does this loan need to be on some type of hold. Please advise.

15.

Written By: Shadrin Herring, Fidelity
Date: 6/2/2009 11:24:00 AM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 6/2/2009 11:24:09 AM / From: Arias, Karime / To: Herring, Shadrin; / CC: / Intercom Type: General Update / Subject: status of loan /

16.

Written By: Karime Arias, California Re-Con
Date: 6/2/2009 11:09:00 AM
Type: Reprojection
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step Sale Scheduled For to 6/9/2009. Reason: Other.
Comments: Waiting for status of loan.
. Status: Active, awaiting approval.

17.

Written By: Karime Arias, California Re-Con
Date: 6/2/2009 11:08:00 AM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Sent: 6/2/2009 11:08:06 AM / From: Karime Arias / To: Herring,Shadrin; / CC: / Intercom Type: General Update / Subject: status of loan / Message: Please advise the status of the loan. Are we proceeding with foreclosure and scheduled a new sale date or does this loan need to be on some type of hold. Please advise.

18.

Written By: Huey-Jen Chiu, California Re-Con
Date: 6/2/2009 10:45:00 AM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Assignment Requested, completed on 12/13/2007

19.

Written By: Huey-Jen Chiu, California Re-Con
Date: 6/2/2009 10:45:00 AM
Type: DDF
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the AssignmentRequested data form with the following entries:
Review of TSG Indicate Assignment Required? : : False

20.

Written By: Fernando Lopez, California Re-Con
Date: 6/2/2009 9:51:00 AM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:

JPMC- 000596
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User has updated the system for the following event: SOT Requested, completed on 6/2/2009

21.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:59:00 PM
Type: Auto Note
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

22.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:59:00 PM
Type: Event Update
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Client Notified - Systems Updated, completed on 6/1/2009

23.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:57:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Notify Investor of Sales Results. User changed date completed from 5/8/2008 to incomplete. Reason: has been rescinded due to client request

24.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:57:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Held. User changed date completed from 5/7/2008 to incomplete. Reason: has been rescinded due to client request

25.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:57:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON

JPMC- 000597
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Note:
User has updated the system for the following event: Sale Scheduled For. User changed date completed from 5/7/2008 to incomplete. Reason: has been rescinded due to client request

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26.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:56:00 PM
Type: DDF
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the Sale Scheduled For data form with the following entries:
Previous Sale Date: : 05/07/2008
Sale Postponement Reason: : Client Request

27.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:56:00 PM
Type: Restart Process
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
The user has re-opened the process.

28.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009 7:56:00 PM
Type: Foreclosure
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
From: Shadrin Herring
Sent: Monday, June 01, 2009 8:55 PM
To: 'alexander.mack@wamu.net'; 'ashley.lucynski.u239648@wamu.net'; 'Christina.Soulantikas@wamu.net'; 'elaine.mcfadden@wamu.net '; 'Elvia.Eaton@wamu.net'; 'gmfcsalereversalrequest@wamu.net '; 'GMP-PESCALATED@wamu.net '; 'gmreocancellations@wamu.net'; 'Haris.Jusic@wamu.net'; 'jackie.mcglynn@wamu.net'; 'jacqueline.feliciano@wamu.net '; 'jun.qian@wamu.net'; 'misuk.chang@wamu.net '; 'richard.e.padgett@wamu.net'; Sandra Schroeder; 'selvarani.carter@wamu.net '; 'tracy.betts@wamu.net'; 'van.dang@wamu.net'
Subject: Rescinded Sale: WAMU SHLS [redacted] / INV/CAT: A01 458 WASHINGTON MUTUAL INV LOAN#: [redacted] / RICHARDSON / California

Please be advised that the sale held, 5/7/2008, has been rescinded due to client request. Sale has already been rescinded per attorney's office. Please update system to reflect rescission

The sale rescission process is now completed

29.

Written By: Dalila Ochoa, California Re-Con
Date: 6/1/2009 1:19:00 PM

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Type: Event Update
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Rescission Completed, completed on 6/1/2009

30.

Written By: Dalila Ochoa, California Re-Con
Date: 6/1/2009 1:18:00 PM
Type: DDF
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has completed the salerescompleted data form with the following entries:
Cost of Sale Rescission: : 1200.00
Comments: :

31.

Written By: Dalila Ochoa, California Re-Con
Date: 6/1/2009 1:18:00 PM
Type: Event Update
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Attorney Received Instructions to Rescind Sale, completed on 6/1/2009

32.

Written By: Shadrin Herring, Fidelity
Date: 6/1/2009
Type: DDF
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has cleared the following values from the Data Form:
- Sale Comments: Sold to 3rd party - Jim York - 3600 American River Drive #135, Sacramento, CA 95864 - Ph
- Property Sold To: 3rd Party Sale
- Servicers Max Bid Amount: 388000.00
- Successful Bid Amount: 388000.01

33.

Written By: Shadrin Herring, Fidelity
Date: 5/30/2009 9:56:00 AM
Type: Event Update
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has updated the system for the following event: FNFS Notified of Sale to be Rescinded, completed on 5/30/2009

34.

Written By: Shadrin Herring, Fidelity
Date: 5/30/2009 9:55:00 AM
Type: DDF
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
User has completed the NotifiedSaleRescinded data form with the following entries:
Reason for Sale Rescission: : Client Request

35.

Written By: Shadrin Herring, Fidelity
Date: 5/30/2009 9:55:00 AM
Type: Foreclosure
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
From: Shadrin Herring
Sent: Saturday, May 30, 2009 10:55 AM
To: 'alexander.mack@wamu.net'; 'ashley.lucynski.u239648@wamu.net'; 'Christina.Soulantikas@wamu.net'; 'elaine.mcfadden@wamu.net '; 'Elvia.Eaton@wamu.net'; 'gmfcsalereversalrequest@wamu.net '; 'GMP-PESCALATED@wamu.net '; 'gmreocancellations@wamu.net'; 'Haris.Jusic@wamu.net'; 'jackie.mcglynn@wamu.net'; 'jacqueline.feliciano@wamu.net '; 'jun.qian@wamu.net'; 'misuk.chang@wamu.net '; 'richard.e.padgett@wamu.net'; Sandra Schroeder; 'selvarani.carter@wamu.net '; 'tracy.betts@wamu.net'; 'van.dang@wamu.net'
Subject: Rescinded Sale: WAMU SHLS [redacted] INV/CAT: A01 458 WASHINGTON MUTUAL INV LOAN#: [redacted] RICHARDSON / California

Please be advised that the sale held, 5/7/2008, is being rescinded due to client request. Sale has already been rescinded per attorney's office. Please update system to reflect rescission. LPS is currently monitoring the process and following up with council to obtain confirmation that the sale rescission has been completed. You will be notified again once the sale rescission process has been completed.

Please rescind the Trustee's Deed upon Sale, as we will not be attempting to validate the sale.

REO:
? Please delete the loan from the REO workstation.
? Please re-establish the impound account (if applicable).
? Please re-establish the investor number (if applicable).
? Please re-establish the recoverable advances to 95R01 (asset loans only).

Loss Mitigation (If Rescinded due to Loss Mitigation Only)
? Activate Loss Mitigation workstation.
? Ensure the Man Code is in W Status
? Ensure a Loss Mitigation Processor is Assigned

Escrow Management:
? By copy of this memo, Insurance Accounting is to re-establish the Hazard Insurance Policy as of the acquisition date.
By copy of this memo, Disbursement Services is not to cancel the tax service contract. If this loan carries a PMI, MCI, or Tax Impound Trailer, please re-establish the Trailer and resume activity

36.

Written By: Jennifer Elrod, WAMU Umbrella

Date: 5/29/2009 2:02:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Read: 5/29/2009 2:01:36 PM / From: Bardunias, Leesa / To: Elrod, Jennifer; / CC: / Intercom Type: Stop/Hold Action / Subject: Issue Request /

37.

Written By: Leesa Bardunias, Fidelity
Date: 5/29/2009 11:14:00 AM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Sent: 5/29/2009 11:14:02 AM / From: Leesa Bardunias / To: Segers,Mason; / CC: / Intercom Type: Response Needed / Subject: Rescinded Sale / Message: Please asdvise the reason for the rescisison (lmt, bnk, r/l....) Thanks.

38.

Written By: Leesa Bardunias, Fidelity
Date: 5/29/2009 11:13:00 AM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the Issue associated with this loan. Issue Type: Sale Rescinded. Comments: Rescinded sale process has been launched. .

39.

Written By: Mason Segers, WAMU Umbrella
Date: 5/28/2009 1:22:00 PM
Type: New Process
Process: FC_Sale_Rescinded
Borrower: RICHARDSON
Note:
Process opened 5/28/2009 by user Mason Segers.

40.

Written By: Mason Segers, WAMU Umbrella
Date: 5/28/2009 1:22:00 PM
Type: Issue
Process: Posting Instructions
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the issue. issue type: Sale Rescinded. Status: Active, Approved.

41.

Written By: Jennifer Elrod, WAMU Umbrella
Date: 5/28/2009 1:21:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has created a Process-Level issue for this loan.Issue Type: Sale Rescinded. Issue Comments: Sale has already been rescinded per attorney's office. Please update system to reflect rescission. Status: Active

42.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:21:00 AM
Type: Auto Note
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

43.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:21:00 AM
Type: Event Update
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Confirmed Funds Posted, completed on 8/19/2008

44.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:21:00 AM
Type: Event Update
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Write Off Review, completed on 8/19/2008

45.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:21:00 AM
Type: Event Update
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Client System Modified, completed on 8/19/2008

46.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:21:00 AM
Type: Event Update
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Notification Received, completed on 8/19/2008

47.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:20:00 AM
Type: DDF
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has completed the WriteOffReview data form with the following entries:
: Rejected
:
:

48.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:20:00 AM
Type: DDF
Process: Posting Instructions
Borrower: RICHARDSON
Note:
User has completed the WriteOff data form with the following entries:
: No
:
:
:
:
:
:

49.

Written By: Dennis Hale, Fidelity
Date: 8/19/2008 11:20:00 AM
Type: New Process
Process: Posting Instructions
Borrower: RICHARDSON
Note:
Process opened 8/19/2008 by user Dennis Hale.

50.

Written By: Lisa McKeekin, Fidelity

Date: 5/27/2008 10:07:00 AM
Type: Auto Note
Process: 3rdPty_CA_Other_Other_
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

51.

Written By: Lisa McKeekin, Fidelity
Date: 5/27/2008 10:07:00 AM
Type: Event Update
Process: 3rdPty_CA_Other_Other_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Third Party Funds Received and Applied by Client, completed on 5/27/2008

52.

Written By: Karime Arias, California Re-Con
Date: 5/19/2008 6:59:00 PM
Type: Event Update
Process: 3rdPty_CA_Other_Other_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Third Party Funds Received/ Sent To Client, completed on 5/19/2008

53.

Written By: Belinda Quindara, California Re-Con
Date: 5/12/2008 4:11:00 PM
Type: DDF
Process: 3rdPty_CA_Other_Other_
Borrower: RICHARDSON
Note:
User has completed the F5_FundsRcvd data form with the following entries:
COMMENTS:: : 3rd party proceeds ck #530-030079 - $388,000.01 snt to wamu default cash
TRACKING NUMBER:: : 7910-6426-6931
CHECK AMOUNT:: : 388,000.01
Principal: :
Interest: :
Escrow: :
Other (Specify): :
Outstanding Attorney Fees/Costs: :
Allowable Atty Fees/costs: :
COMMENTS:: :

54.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:43:00 PM
Type: Auto Note

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Process: Sale_Audit
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

55.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:43:00 PM
Type: Event Update
Process: Sale_Audit
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Audit Completed, completed on 5/12/2008

56.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:43:00 PM
Type: DDF
Process: Sale_Audit
Borrower: RICHARDSON
Note:
User has completed the SaleAuditDtl data form with the following entries:
Audit Results: : In Compliance with Delays
Out of Standard Reason?: :
Number of Days Outside of Compliance?: :
"Other" Out of Standard Reason?: :

57.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:42:00 PM
Type: New Process
Process: Sale_Audit
Borrower: RICHARDSON
Note:
Process opened 5/12/2008 by user Rebecca.Verdeja.

58.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:42:00 PM
Type: Hold
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has added 21 prior hold days to this process. Hold Comments: 4/7/08 sale was cancelled due to loss mit. New sale date set for 5/7/08

59.

Written By: Rebecca Verdeja, Fidelity
Date: 5/12/2008 12:41:00 PM
Type: Auto Note
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has updated the hold type Loss Mitigation Workout. User made the following change(s): Hold Start: 4/4/2008 changed to 04/07/2008

60.

Written By: Lucine Lynch, Fidelity
Date: 5/8/2008 6:48:00 AM
Type: Foreclosure
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
From: Lucine Lynch
Sent: Thursday, May 08, 2008 7:48 AM
To: 'Brian.Otoole@wamu.net'; 'Jun.Qian@wamu.net'; 'kleara.jackson@wamu.net'; 'marcus.tsurusaki@wamu.net'; 'reoacquisitions@wamu.net'; 'van.dang@wamu.net'
Subject: 05/07/2008 sale held results loan# INV/CAT: A23 258 WASHINGTON MUTUAL BANK INV LOAN#:

Sale Comments: Sold to 3rd party - Jim York - 3600 American River Drive #135, Sacramento, CA 95864 - Ph
Property Sold To: 3rd Party Sale
Servicers Max Bid Amount: $388,000.00
Successful Bid Amount: $388,000.01
MORTGAGOR: LAURA RICHARDSON

61.

Written By: Lucine Lynch, Fidelity
Date: 5/8/2008 6:46:00 AM
Type: Auto Note
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

62.

Written By: Lucine Lynch, Fidelity
Date: 5/8/2008 6:46:00 AM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: 1099A Complete, completed on 5/8/2008

63.

Written By: Lucine Lynch, Fidelity
Date: 5/8/2008 6:46:00 AM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Notify Investor of Sales Results, completed on 5/8/2008

64.

Written By: anthony cabral, California Re-Con
Date: 5/7/2008 5:38:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Held, completed on 5/7/2008

65.

Written By: anthony cabral, California Re-Con
Date: 5/7/2008 5:38:00 PM
Type: DDF
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the F10_SaleResultsCA_Other_BO data form with the following entries:
Sale Comments: : Sold to 3rd party - Jim York - 3600 American River Drive #135, Sacramento, CA 95864 - Ph:
Property Sold To: : 3rd Party Sale
Servicers Max Bid Amount: : 388000.00
Successful Bid Amount: : 388000.01

66.

Written By: anthony cabral, California Re-Con
Date: 5/7/2008 5:38:00 PM
Type: New Process
Process: 3rdPty_CA_Other_Other_
Borrower: RICHARDSON
Note:
Process opened 5/7/2008 by user anthony cabral.

67.

Written By: Fidelity AutoProc, Fidelity
Date: 4/29/2008 2:05:00 PM
Type: Auto Note
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

68.

Written By: Fidelity AutoProc, Fidelity
Date: 4/29/2008 2:05:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bidding Instructions Received By Attorney, completed on 4/29/2008

69.

Written By: Fidelity AutoProc, Fidelity
Date: 4/29/2008 2:04:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bidding Instructions To Attorney, completed on 4/29/2008

70.

Written By: Fidelity AutoProc, Fidelity
Date: 4/29/2008 2:02:00 PM
Type: NewImage Comment
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure - Bidding Instructions (NIE Id#) sent to California Reconveyance Company at 4/29/2008 1:54:29 PM by Maria Noisette

71.

Written By: Fidelity AutoProc, Fidelity
Date: 4/29/2008 2:02:00 PM
Type: NewImage Comment
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure - Bidding Instructions (NIE Id#) sent to California Reconveyance Company at 4/29/2008 1:50:08 PM by Eric Houston

72.

Written By: Eric Houston, Fidelity
Date: 4/29/2008 1:50:00 PM
Type: Foreclosure
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Please bid $388,000

JPMC- 000608
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Gina Banks
Washington Mutual

From: Eric.Houston[redacted]
Sent: Monday, April 28, 2008 3:29 PM
To: GM FC Subprime Bids
Subject: TEST_13_WASHI[redacted]_nclemons.xls sale date 5/7/08 SHLS CA

Please provide bidding instructions for FC Sale

73.

Written By: Eric Houston, Fidelity
Date: 4/29/2008 1:50:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bid Approved, completed on 4/29/2008

74.

Written By: Eric Houston, Fidelity
Date: 4/28/2008 2:30:00 PM
Type: Foreclosure
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Bid sent to wamufcsubprime for approval

75.

Written By: Nylsa Clemons, Fidelity
Date: 4/28/2008 10:09:00 AM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bid Calculation Completed, completed on 4/28/2008

76.

Written By: Nylsa Clemons, Fidelity
Date: 4/28/2008 10:09:00 AM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:

User has completed the BidCalcCompleted data form with the following entries:
Approval Needed By: : Client
Comment?: : waiting to be sent to client for approval

77.

Written By: Nylsa Clemons, Fidelity
Date: 4/28/2008 10:09:00 AM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has edited the BidCalcCompleted Data Form with the following entries:
- Comment?: waiting to be sent to client for approval

78.

Written By: Nylsa Clemons, Fidelity
Date: 4/28/2008 10:09:00 AM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has edited the BidCalcCompleted Data Form with the following entries:
- Approval Needed By: Client

79.

Written By: Nylsa Clemons, Fidelity
Date: 4/25/2008 9:49:00 AM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the BidCalcCompleted data form with the following entries:
Approval Needed By: : Prop Preservation
Comment?: : ppfigs requested

80.

Written By: Huey-Jen Chiu, California Re-Con
Date: 4/17/2008 9:55:00 AM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Attorney Fees/Costs and Diqnt Taxes Through Sale, completed on 4/17/2008AutoClose from DDF

81.

Written By: Huey-Jen Chiu, California Re-Con
Date: 4/17/2008 9:55:00 AM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the F119_AttyFeesOwed data form with the following entries:
Amount Outstanding: : 127

82.

Written By: Sotheavy Pan, Fidelity
Date: 4/17/2008 9:40:00 AM
Type: Auto Note
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

83.

Written By: Sotheavy Pan, Fidelity
Date: 4/17/2008 9:40:00 AM
Type: Event Update
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has updated the system for the following event: BPO Ordered, completed on 4/17/2008

84.

Written By: Sotheavy Pan, Fidelity
Date: 4/17/2008 9:40:00 AM
Type: DDF
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has completed the F94_Valuation data form with the following entries:
: No valuation necessary

85.

Written By: Colleen Irby, California Re-Con
Date: 4/16/2008 4:41:00 PM
Type: New Process
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
Process opened 4/16/2008 by user Colleen Irby.

86.

Written By: Colleen Irby, California Re-Con
Date: 4/16/2008 4:41:00 PM
Type: New Process
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Process opened 4/16/2008 by user Colleen Irby.

87.

Written By: Colleen Irby, California Re-Con
Date: 4/16/2008 4:41:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Scheduled For, completed on 5/7/2008

88.

Written By: Fidelity AutoProc, Fidelity
Date: 4/16/2008 4:26:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id#[illegible]) picked up by firm California Reconveyance Company at 4/16/2008 4:15:14 PM by Huey-Jen Chiu

89.

Written By: Fidelity AutoProc, Fidelity
Date: 4/16/2008 3:42:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id#[illegible]) sent to California Reconveyance Company at 4/16/2008 3:35:38 PM by Automated Tasks

90.

Written By: Carlos Bernal, California Re-Con
Date: 4/16/2008 2:53:00 PM
Type: Auto Note
Process: FC_Proceed
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

91.

Written By: Carlos Bernal, California Re-Con
Date: 4/16/2008 2:53:00 PM
Type: Event Update
Process: FC_Proceed
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Counsel acknowledged Proceed with foreclosure, completed on 4/16/2008

92.

Written By: Ryan Pacubas, Fidelity
Date: 4/16/2008 2:14:00 PM
Type: Auto Note
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom message read.
Message Subject: Hold Request.
Read by: Ryan Pacubas, Fidelity
Time Read: 4/16/2008 2:14:06 PM

93.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:18:00 PM
Type: Foreclosure
Process: FC_Proceed
Borrower: RICHARDSON
Note:
Proceed with WAMU 9000 task

94.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:18:00 PM
Type: Event Update
Process: FC_Proceed
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Advised Counsel to Proceed with foreclosure, completed on 4/16/2008

95.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:18:00 PM
Type: New Process
Process: FC_Proceed
Borrower: RICHARDSON
Note:
Process opened 4/16/2008 by user Tracey Hovland.

96.

Written By: Fidelity AutoProc, Fidelity
Date: 4/16/2008 1:17:00 PM
Type: Reprojection
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step Sale Scheduled For to 4/16/2008. Reason: Hold Ended. Comments: Hold Ended
. Status: Active, approval not required.

97.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:17:00 PM
Type: Intercom
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom Message: / Sent: 4/16/2008 1:17:27 PM / From: Tracey Hovland, Fidelity / To: Ryan Pacubas (Fidelity) / CC: / Message Type: Stop/Hold Action / Subject: Hold Request
/ Message: System updated for the following event: User has ended the hold. Hold End Date: 04/16/2008. Hold type: Loss Mitigation Workout

98.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:17:00 PM
Type: Hold
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the hold. Hold End Date: 04/16/2008. Hold type: Loss Mitigation Workout

99.

Written By: Destiny Whitehead, Fidelity
Date: 4/4/2008 3:46:00 PM
Type: Auto Note
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Intercom message read.
Message Subject: Issue Request.
Read by: Destiny Whitehead, Fidelity
Time Read: 4/4/2008 3:46:01 PM

100.

Written By: Huey-Jen Chiu, California Re-Con

Date: 4/4/2008 3:34:00 PM
Type: Auto Note
Process: FC_Hold
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

101.

Written By: Huey-Jen Chiu, California Re-Con
Date: 4/4/2008 3:34:00 PM
Type: Event Update
Process: FC_Hold
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Attorney Confirmed File on Hold, completed on 4/4/2008

102.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:27:00 PM
Type: Event Update
Process: FC_Hold
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Attorney Notified to Place File on Hold, completed on 4/4/2008

103.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:26:00 PM
Type: Hold
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the hold. Hold type: Loss Mitigation Workout. Status: Active, Approved.

104.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:26:00 PM
Type: Hold
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has placed the file on hold. Hold Reason: Loss Mitigation Workout. Hold Comments: Destiny Whitehead, Fidelity Closed By: n.a.
Reviewed By: n.a. Reviewed: n.a.
Projected End: n.a.
Days Open: 0
Comments: From: Dolan, Allison A. [mailto:allison.dolan@wamu.net] Sent: Thursday, April 03, 2008 5:03 PM To: HoldFCL Subject: DTE** Laura Richardson Loan # Importance: High Please place the above loan on

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foreclosure hold for 60 days to allow the borrower to reinstate the loan. She is a prominent political figure. Status: Active, awaiting approval. Hold Start: 4/4/2008

105.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:26:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Scheduled For. User changed date completed from 4/7/2008 to Incomplete. Reason: Destiny Whitehead, Fidelity Closed By: n.a.
Reviewed By: n.a. Reviewed: n.a.
Projected End: n.a.
Days Open: 0
Comments: From: Dolan, Allison A. [mailto:allison.dolan@wamu.net] Sent: Thursday, April 03, 2008 5:03 PM To: HoldFCL@Fnfs.net Subject: DTE** Laura Richardson Loan #[illegible] Importance: High Please place the above loan on foreclosure hold for 60 days to allow the borrower to reinstate the loan. She is a prominent political figure.

106.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:26:00 PM
Type: DDF
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the Sale Scheduled For data form with the following entries:
Previous Sale Date: : 4/7/2008
Sale Postponement Reason: : Loss Mitigation

107.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:26:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the Issue associated with this loan. Issue Type: Hold FC.
Comments: hold fc.

108.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:25:00 PM
Type: New Process
Process: FC_Hold
Borrower: RICHARDSON
Note:
Process opened 4/4/2008 by user Ryan Pacubas.

109.

Written By: Ryan Pacubas, Fidelity
Date: 4/4/2008 3:25:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the issue. Issue type: Hold FC. Status: Active, Approved.

110.

Written By: Karime Arias, California Re-Con
Date: 4/4/2008 2:23:00 PM
Type: Auto Note
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

111.

Written By: Karime Arias, California Re-Con
Date: 4/4/2008 2:23:00 PM
Type: Event Update
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Reinstatement Letter Sent to Requestor and browsed into NIE, completed on 4/4/2008

112.

Written By: Karime Arias, California Re-Con
Date: 4/4/2008 2:23:00 PM
Type: Event Update
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Reinstatement Data Received by Attorney, completed on 4/4/2008

113.

Written By: Patti Kelly, Fidelity
Date: 4/4/2008 2:10:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs request has been completed for this loan by Patti Kelly

114.

Written By: Patti Kelly, Fidelity
Date: 4/4/2008 2:10:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs request has been completed for this loan by Patti Kelly

115.

Written By: Sierrie Herradura, California Re-Con
Date: 4/4/2008 2:07:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Fees and costs response: Good Through:4/7/2008 Fees: 0.00 Costs: 36.00 Comment: CRC fees/cost outstanding g/t 4.06.08 $ 36.00

116.

Written By: Sierrie Herradura, California Re-Con
Date: 4/4/2008 2:07:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs Response Comment has been completed for this loan by Sierrie Herradura

117.

Written By: Destiny Whitehead, Fidelity
Date: 4/4/2008 2:02:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has created a Process-Level issue for this loan.Issue Type: Hold FC. Issue Comments: From: Dolan, Allison A. [mailto:allison.dolan@wamu.net]
Sent: Thursday, April 03, 2008 5:03 PM
To: HoldFCL@Fnfs.net
Subject: DTE** Laura Richardson Loan #
Importance: High

Please place the above loan on foreclosure hold for 60 days to allow the borrower to reinstate the loan. She is a prominent political figure.
Status: Active

118.

Written By: Fidelity AutoProc, Fidelity
Date: 4/4/2008 1:52:00 PM
Type: NewImage Comment
Process: REIN_Request
Borrower: RICHARDSON
Note:
Foreclosure - Reinstatement (NIE Id#[illegible] sent to California Reconveyance Company at 4/4/2008 1:45:37 PM by Peter Rhoden

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119.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:27:00 PM
Type: Issue
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the Issue associated with this loan. Issue Type: Reinstatement Quote Request. Comments: Reinstatement good through 04-07-08 uploaded into NIE..

120.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:26:00 PM
Type: Event Update
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Reinstatement Data Sent to Attorney, completed on 4/4/2008

121.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:26:00 PM
Type: Event Update
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Reinstatement Quote Request Submitted, completed on 4/4/2008

122.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:25:00 PM
Type: DDF
Process: REIN_Request
Borrower: RICHARDSON
Note:
User has completed the F101_Reinstated data form with the following entries:
Good Through Date: : 04-07-08
Special Instructions: :

123.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:25:00 PM
Type: New Process
Process: REIN_Request
Borrower: RICHARDSON
Note:
Process opened 4/4/2008 by user Peter Rhoden.

124.

Written By: Peter Rhoden, Fidelity
Date: 4/4/2008 1:25:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs request has been entered for this loan by Peter Rhoden, good through 4/7/2008

125.

Written By: Allison Dolan, WAMU Umbrella
Date: 4/4/2008 11:45:00 AM
Type: Issue
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
System updated for the following event: User has created a Process-Level issue for this loan.Issue Type: Reinstatement Quote Request. Issue Comments: Please email me a reinstatement amount with fees and costs to me ASAP at allison.dolan@wamu.net. This is for an Executive Issue. Thanks. Status: Active

126.

Written By: Fidelity AutoProc, Fidelity
Date: 4/1/2008 1:16:00 PM
Type: Auto Note
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

127.

Written By: Fidelity AutoProc, Fidelity
Date: 4/1/2008 1:16:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bidding Instructions Received By Attorney, completed on 4/1/2008

128.

Written By: Fidelity AutoProc, Fidelity
Date: 4/1/2008 1:12:00 PM
Type: NewImage Comment
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure - Bidding Instructions (NIE Id#) picked up by firm California Reconveyance Company at 4/1/2008 1:06:40 PM by Huey-Jen Chiu

129.

Written By: Fidelity AutoProc, Fidelity
Date: 4/1/2008 1:06:00 PM
Type: NewImage Comment
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure - Bidding Instructions (NIE Id#) sent to California Reconveyance Company at 4/1/2008 12:48:33 PM by Jennifer Lyon

130.

Written By: Fidelity AutoProc, Fidelity
Date: 4/1/2008 1:03:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bidding Instructions To Attorney, completed on 4/1/2008

131.

Written By: Jennifer Lyon, Fidelity
Date: 4/1/2008 12:48:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bid Approved, completed on 4/1/2008

132.

Written By: Nylsa Clemons, Fidelity
Date: 4/1/2008 12:10:00 PM
Type: Foreclosure
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Per Wamu spreadsheet Bid $388,000.00

133.

Written By: Nylsa Clemons, Fidelity
Date: 3/31/2008 1:06:00 PM
Type: Foreclosure
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Bid sent to lender for approval; wamufcsubprimebids@wamu.net bid in sent to investor folder.

134.

Written By: Nylsa Clemons, Fidelity
Date: 3/31/2008 1:06:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Bid Calculation Completed, completed on 3/31/2008

135.

Written By: Fidelity AutoProc, Fidelity
Date: 3/28/2008 5:25:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id#[illegible]) picked up by firm California Reconveyance Company at 3/28/2008 5:15:26 PM by Margreta Dorsey

136.

Written By: Fidelity AutoProc, Fidelity
Date: 3/28/2008 4:50:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id#[illegible]) sent to California Reconveyance Company at 3/28/2008 4:44:32 PM by Ma Ascunsion

137.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/28/2008 4:44:00 PM
Type: Auto Note
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

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138.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/28/2008 4:44:00 PM
Type: Event Update
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Appraisal Received, completed on 3/27/2008

139.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/28/2008 4:42:00 PM
Type: Auto Note
Process: BPO_Received
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

140.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/28/2008 4:42:00 PM
Type: Event Update
Process: BPO_Received
Borrower: RICHARDSON
Note:
User has updated the system for the following event: BPO Received, completed on 3/25/2008

141.

Written By: Shanae Lundy, Fidelity
Date: 3/27/2008 12:06:00 PM
Type: Reprojection
Process: BPO_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step BPO Received to 4/1/2008. Reason: Other.
Comments: 03/26 Photos complete, report pending review
. Status: Active, awaiting approval.

142.

Written By: Shanae Lundy, Fidelity
Date: 3/27/2008 12:05:00 PM
Type: Reprojection
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step Appraisal Received to 4/1/2008. Reason: Other.
Comments: Inspection is 3/27 per fsl

. Status: Active, awaiting approval.

143.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/24/2008 2:16:00 PM
Type: Reprojection
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the Reprojection Type Other for the step Appraisal Received. Status: Active, Approved.

144.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/24/2008 2:15:00 PM
Type: Reprojection
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step Appraisal Received to 3/28/2008. Reason: Other. Comments: Request to down grade the appraisal to drive by.
. Status: Active, awaiting approval.

145.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/24/2008 2:12:00 PM
Type: Reprojection
Process: BPO_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the Reprojection Type Other for the step BPO Received. Status: Active, Approved.

146.

Written By: Myrrelli Ascunsion, Fidelity
Date: 3/24/2008 2:12:00 PM
Type: Reprojection
Process: BPO_Received
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step BPO Received to 3/28/2008. Reason: Other. Comments: requested the status of BPO.
. Status: Active, awaiting approval.

147.

Written By: Sotheavy Pan, Fidelity

Date: 3/19/2008 3:03:00 PM
Type: Auto Note
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Open In Error

148.

Written By: Lakesha Sanders, Fidelity
Date: 3/7/2008 10:37:00 AM
Type: Auto Note
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

149.

Written By: Lakesha Sanders, Fidelity
Date: 3/7/2008 10:37:00 AM
Type: Event Update
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has updated the system for the following event: BPO Ordered, completed on 3/7/2008

150.

Written By: Lakesha Sanders, Fidelity
Date: 3/7/2008 10:37:00 AM
Type: DDF
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
User has completed the F94_Valuation data form with the following entries:
Valuation Needed?: : 1004 Appraisal and Interior BPO

151.

Written By: Lakesha Sanders, Fidelity
Date: 3/7/2008 10:37:00 AM
Type: New Process
Process: BPO_Received
Borrower: RICHARDSON
Note:
Process opened 3/7/2008 by user Lakesha Sanders.

152.

Written By: Lakesha Sanders, Fidelity

Date: 3/7/2008 10:37:00 AM
Type: New Process
Process: FC_BPO_Appraisal_Received
Borrower: RICHARDSON
Note:
Process opened 3/7/2008 by user Lakesha Sanders.

153.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:11:00 PM
Type: Event Update
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Attorney Fees/Costs and Dlqnt Taxes Through Sale, completed on 3/6/2008AutoClose from DDF

154.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:11:00 PM
Type: DDF
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
User has completed the F119_AttyFeesOwed data form with the following entries:
Amount Outstanding: : 1200

155.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:10:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Final Title Clear, completed on 4/7/2008

156.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:10:00 PM
Type: New Process
Process: BPO_Ordered_Other_Other
Borrower: RICHARDSON
Note:
Process opened 3/6/2008 by user Fernando Lopez.

157.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:10:00 PM
Type: New Process
Process: BID_ALL_Other_BO_
Borrower: RICHARDSON
Note:
Process opened 3/6/2008 by user Fernando Lopez.

158.

Written By: Fernando Lopez, California Re-Con
Date: 3/6/2008 1:10:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Sale Scheduled For, completed on 4/7/2008

159.

Written By: Lakesha Sanders, Fidelity
Date: 2/22/2008 7:44:00 AM
Type: Foreclosure
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
From: Neuenschwander, Lauren [redacted]
Sent: Friday, February 22, 2008 8:43 AM
To: Lakesha Sanders
Subject: RE: WAMU[redacted]

Hi LaKesha,
Yes, as of yesterday P & P has not secured this property yet.
Thanks,
Lauren

From: Lakesha.Sanders[redacted]
Sent: Friday, February 22, 2008 8:43 AM
To: Neuenschwander, Lauren
Subject: RE: WAMU[redacted]
Have you been in contact with P & P?

160.

Written By: Lakesha Sanders, Fidelity
Date: 2/22/2008 7:41:00 AM
Type: Foreclosure
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
From: Neuenschwander, Lauren [redacted]
Sent: Thursday, February 21, 2008 12:09 PM
To: Lakesha Sanders
Subject: RE: WAMU[redacted]

Hi LaKesha,
We received this order on 12/17 but an agent has not been assigned yet. Per FIS, this property has not been secured/rekeyed yet. Please advise.
Thanks,
Lauren

161.

Written By: Lakesha Sanders, Fidelity
Date: 2/21/2008 10:38:00 AM
Type: Reprojection
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
System updated for the following event: User has reprojected the step BPO Received to 2/28/2008. Reason: Other.
Comments: From: Lakesha Sanders
Sent: Thursday, February 21, 2008 11:38 AM
To: 'csteam [redacted]
Subject: WAMU[redacted]

Please provide status/ETA of order. Thanks.
. Status: Active, awaiting approval.

162.

Written By: Carla Dodd, California Re-Con
Date: 2/5/2008 3:00:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Fees and costs response: Good Through:3/8/2008 Fees: 0.00 Costs: 9.00 Comment: CRC outstanding fees and costs $9.00. G/T 03/08/08

163.

Written By: Carla Dodd, California Re-Con
Date: 2/5/2008 3:00:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs Response Comment has been completed for this loan by Carla Dodd

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164.

Written By: Tameca Wiggins, WAMU Umbrella
Date: 2/5/2008 2:48:00 PM
Type: Fees and Costs
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
A fees and costs request has been entered for this loan by Tameca Wiggins, good through 3/8/2008

JPMC-000628
CONFIDENTIAL

165.

Written By: Lauren Hess, Fidelity
Date: 1/10/2008 1:10:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has ended the Issue associated with this loan. Issue Type: Delinquent Taxes. Comments: Task has been entered into client system to research and pay tax. Thank you

166.

Written By: Lauren Hess, Fidelity
Date: 1/10/2008 1:10:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has approved the issue. issue type: Delinquent Taxes. Status: Active, Approved.

167.

Written By: Linda Yelnicker, California Re-Con
Date: 1/10/2008 12:08:00 PM
Type: Issue
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
System updated for the following event: User has created a Process-Level issue for this loan.Issue Type: Delinquent Taxes. Issue Comments: 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008 ASSESSOR'S PARCEL NUMBER

TOTAL AMOUNT : $1,016.82
1ST INSTALLMENT : $508.41 (DELINQUENT)
2ND INSTALLMENT : $508.41 (OPEN)
1ST PENALTY : $50.84
2ND PENALTY/COSTS : $60.84
LAND : $16,999.00
IMPROVEMENT : $62,120.00
CODE AREA : 03-005
EXEMPTION : (NONE SHOWN)
2. SUPPLEMENTAL ASSESSMENT FOR 2007-2008,
BILLING DATE ; SEPTEMBER 24, 2007
TOTAL AMOUNT : $2,098.35
1ST INSTALLMENT : $1,049.18 (DELINQUENT)
MUST BE PAID BY : DECEMBER 10, 2007
1ST PENALTY : $104.92
2ND INSTALLMENT : $1,049.17 (OPEN)
MUST BE PAID BY : APRIL 10, 2008
2ND PENALTY : $114.92 Status: Active

168.

Written By: Debra Brown, California Re-Con
Date: 12/28/2007 6:41:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Preliminary Title Clear, completed on 12/28/2007

169.

Written By: Debra Brown, California Re-Con
Date: 12/28/2007 6:41:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: TSG Report Received, completed on 12/28/2007

170.

Written By: Imelda Serrano, California Re-Con
Date: 12/17/2007 6:40:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Presale Redemption Expires, completed on 3/15/2008

171.

Written By: Imelda Serrano, California Re-Con
Date: 12/17/2007 6:40:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: NOD Filed, completed on 12/14/2007

172.

Written By: Elanda Mulloy, Fidelity
Date: 12/14/2007 11:55:00 AM
Type: Event Update
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
User has updated the system for the following event: BPO Ordered, completed on 12/14/2007

173.

Written By: Elanda Mulloy, Fidelity
Date: 12/14/2007 11:55:00 AM
Type: DDF
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
User has completed the F94_Valuation data form with the following entries:
Valuation Needed?: : Interior BPO

174.

Written By: Elanda Mulloy, Fidelity
Date: 12/14/2007 11:55:00 AM
Type: DDF
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
User has edited the F94_Valuation Data Form with the following entries:
- Valuation Needed?: Interior BPO

175.

Written By: Elanda Mulloy, Fidelity
Date: 12/14/2007 11:54:00 AM
Type: DDF
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
User has completed the F94_Valuation data form with the following entries:
Valuation Needed?: : 1044 Appraisal

176.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 3:26:00 PM
Type: Title
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Fidelity Title Order Accepted. Confirmation Number: M721884

177.

Written By: Colleen Irby, California Re-Con
Date: 12/13/2007 2:47:00 PM
Type: Auto Note
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
User has closed the file. Close Reason: Process Complete

178.

Written By: Colleen Irby, California Re-Con
Date: 12/13/2007 2:47:00 PM
Type: Event Update
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Title Ordered, completed on 12/13/2007

179.

Written By: Colleen Irby, California Re-Con
Date: 12/13/2007 2:47:00 PM
Type: DDF
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
User has completed the F104_TitleOrder data form with the following entries:
Type of Title to be Ordered: : Title Order Needed

180.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:42:00 PM
Type: New Process
Process: FC_Title_Ordered
Borrower: RICHARDSON
Note:
Process opened 12/13/2007 by user Fidelity AutoProc.

181.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:42:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: File Received By Attorney, completed on 12/13/2007

182.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:41:00 PM
Type: New Process
Process: BPO_Referral_Other_Other
Borrower: RICHARDSON
Note:
Process opened 12/13/2007 by user Fidelity AutoProc.

183.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:41:00 PM
Type: Event Update
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
User has updated the system for the following event: File Referred To Attorney, completed on 12/13/2007

184.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:37:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id# [redacted] picked up by firm California Reconveyance Company at 12/13/2007 2:31:12 PM by Margreta Dorsey

185.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 2:36:00 PM
Type: NewImage Comment
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Foreclosure (NIE Id# [illegible]) sent to California Reconveyance Company at 12/13/2007 2:28:22 PM by Automated Tasks

186.

Written By: Fidelity AutoProc, Fidelity
Date: 12/13/2007 4:21:00 AM
Type: New Process
Process: FC_CA_Other_BO_
Borrower: RICHARDSON
Note:
Process opened 12/13/2007 by user Fidelity AutoProc.

2-18-08
Called Congress woman back and
set up meeting for 2-19.

Feb 20 Dasha →

- Gov't programs - does she qualify - ?
- order value ?
- not on market
- sending pictures -

JPMC-001524
CONFIDENTIAL

Robert, Sue

Subject:	Laura Richardson
Location:	Her assistant will call you
Start:	Tue 02/03/2009 4:00 PM
End:	Tue 02/03/2009 4:30 PM
Recurrence:	(none)

FDIC claim pre-9-25

1) Damage to property?
Claims → how can file a claim —
get ranked —
toilets, cabinets — what should we do?
send pictures → Date of damage —

2) Letter for Escrow Shortage
Short $600
modification been paying each month —
January → not accept payment unless pay $600 —
no one could explain the shortage —

JPMC-001525
CONFIDENTIAL

CSOC.RICH.002417

Got a hold ~~the~~ payment change
and Mod did not take into
Acct — taxes = ~~[illegible]~~
not right amount is being
escrowed.

(3) Not Accept January payment
or February
— Advised to hold off until
I look into it.

JPMC-001526
CONFIDENTIAL

CSOC.RICH.002418

From: Origin ID: 27HA (904)482-2180
Susan Oakley
Washington Mutual (5602)
7255 Baymeadows WAY

Jacksonville, FL 32256

FedEx Express

Ship Date: 14JUL08
ActWgt: 1 LB
System#: 4486045/ESDS0400
Account#: S **********

Delivery Address Bar Code

SHIP TO: (619)398-3372 BILL SENDER
Beth Ward
Kirby & McGuinn, A P.C.
600 B ST STE 1950

SAN DIEGO, CA 92101

Ref # none
Invoice # 20009367
PO # none
Dept #

TRK# 0201 7900 5144 6983

TUE - 15JUL A1
STANDARD OVERNIGHT

XH SDMA

92101
CA-US
SAN

FEDEX SHIPPING LABEL

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1. **Use the Print button in your browser to print this page to your laser printer.**
2. **Fold the first printed page in half and use as the shipping label. The second page is for your records, and contains both the terms and conditions of shipping, and information useful for tracking your package.**
3. **After printing the label, place it in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.**

Legal Terms and Conditions

Tendering packages by using this system constitutes your agreement to the service conditions for the transportation of your shipments as found in the applicable FedEx Service Guide, available upon request. FedEx will not be responsible for any claim in excess of the applicable declared value, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the applicable FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see applicable FedEx Service Guide. FedEx will not be liable for loss or damage to prohibited items in any event or for your acts or omissions, including, without limitation, improper or insufficient packaging, securing, marking or addressing, or the acts or omissions of the recipient or anyone else with an interest in the package. See the applicable FedEx Service Guide for complete terms and conditions. To obtain information regarding how to file a claim or to obtain a Service Guide, please call 1-800-GO-FEDEX (1-800-463-3339).

JPMC-001527
CONFIDENTIAL

Oakley, Susan B.

From: Beth Ward [bward[redacted]
Sent: Friday, July 11, 2008 6:48 PM
To: Oakley, Susan B.
Subject: FW: WMB/Red Rocks-Richardson
Importance: High

Hi, Susan. I'm forwarding the email I sent to Ann Thorn. We need to have the original signature page of this Settlement Agreement if you could please send it to me. Thanks for your assistance.

Beth Ward
Paralegal to Martin T. McGuinn
& Kenneth C. Noorigian
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Direct Line: (619) 398[redacted]
Direct Fax: (619) 398[redacted]

In Compliance with the Fair Debt Collection Practices Act, 15 U.S.C. § 1692e(11):
THIS MESSAGE IS FROM A DEBT COLLECTOR.
ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This electronic message contains privileged or confidential information which is solely intended for the use of the addressee(s) listed as recipient(s). If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone at (619) 525-1659 or (619) 685-4000, and return the original message to Kirby & McGuinn, A P.C., 600 B Street, Ste. 1950, San Diego, CA 92101

From: Beth Ward
Sent: Friday, July 11, 2008 3:43 PM
To: 'ann.thorn@wamu.net'
Subject: WMB/Red Rocks-Richardson

Hi, Ann. Thanks very much for sending the check today, but we also need your original signature page of the Settlement Agreement. Can you please send? Thank you.

Beth Ward
Paralegal to Martin T. McGuinn
& Kenneth C. Noorigian
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Direct Line: (619) 398[redacted]
Direct Fax: (619) 398[redacted]

Confirmation Report - Memory Send

Page : 001
Date & Time: Jul-11-08 02:47am
Line 1 :
Line 2 :
Machine ID :

Job number	:	220
Date	:	Jul-11 02:40am
To	:	☎916195251669
Number of pages	:	019
Start time	:	Jul-11 02:40am
End time	:	Jul-11 02:47am
Pages sent	:	019
Status	:	OK

Job number : 220 *** SEND SUCCESSFUL ***

Washington Mutual
HOME LOANS

Fax Cover Sheet

Date: July 10, 2008
To: Martin McGuinn
Phone Number: 1-619-525-1659
Fax Number: 1-619-525-1669
From: Ann Thorn

Pages: 19
Message: Per your request regarding Richardson

JPMC-001529
CONFIDENTIAL

Washington Mutual
HOME LOANS

Fax Cover Sheet

Date: July 10, 2008

To: Martin McGuinn

Phone Number: 1-619-525-1659

Fax Number: **1-619-525-1669**

From: Ann Thorn

Pages: 19

Message: Per your request regarding Richardson

Shipping Label - Pointandship Software Inc.

From: Origin ID: ZPHA (904)462-1944
Eileen Barnes
Washington Mutual (5602)
7255 Baymeadows WAY

Jacksonville, FL 32256

FedEx Express

Ship Date: 10JUL08
ActWgt: 1 LB
System#: 4486045/ESDS0400
Account#: S *********

Richardson

Delivery Address Bar Code

Ref # none
Invoice # 21001115
PO # none
Dept #

SHIP TO: (619)525-1659 BILL SENDER

MARTIN T. MCGUINN
KIRBY & MCGUINN, A P.C.
600 B ST STE 1950

SAN DIEGO, CA 92101

TRK# 0201 7989 7674 1669

FRI - 11JUL A1
PRIORITY OVERNIGHT
ASR

92101
CA-US
SAN

XH SDMA

FEDEX SHIPPING LABEL

To prepare your package for shipment, you need to do the following:

1. **Use the Print button in your browser to print this page to your laser printer.**
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3. **After printing the label, place it in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.**

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JPMC-001531
CONFIDENTIAL

Washington Mutual

Morgan Chase Bank, N.A., Delaware, OH 43015

WAMU
WASHINGTON MUTUAL BANK
(156)ESCROW DISBURSEMENT
A/Z1 DAE
REDROCKMTG

6000031564

56-1551
441

CHECK NO.	MO/DAY/YR
014284122	07/09/2008

AMOUNT
*******$100,000.00

VOID IF NOT CASHED WITHIN 180 DAYS

R PAYMENT OF MISC FORECLOSURE OR BANKRUPTCY EXPENSES

e Hundred Thousand and 00/100 Dollars

AY TO
E ORDER
OF

RED ROCK MORTGAGE INC
3600 AMERICAN RIVER DR
SACRAMENTO, CA 95864

AUTHORIZED SIGNATURE

Disbursement Check Voucher

AYEE NAME
ADDRESS

RED ROCK MORTGAGE INC
3600 AMERICAN RIVER DR
SACRAMENTO, CA 95864

CHECK NUMBER: 014284122
CHECK DATE: 07/09/2008
PAYEE CODE: REDROCKMTG

BATCH:

PAGE 1 OF 1

OAN NUMBER	SHORT NAME/ INIT NAME/ PROPERTY ADDRESS	DESCRIPTION	TRAN CODE	DATE	AMOUNT DUE
	L RICHARDS		633		100,000.00
eck Totals:			1 Item		$100,000.00

JPMC-001532
CONFIDENTIAL

JUN. 19. 2008 7:54PM. 2022257926 NO. 7751 P. 1

6/19/08

To: ANN THORN
JULIE MATHIS

FROM: LAURA RICHARDSON

PAGES: 2 + COVER

JPMC-001533
CONFIDENTIAL

CSOC.RICH.002425

WaMu

Borrower Assistance Form

WaMu Cares. We're in this with you. We offer options for resolving your home loan issues.

You can help by answering the questions below as completely and accurately as possible.* If you have a co-borrower, please fill in his or her information, too.

*This information will only be used to aid in the evaluation of homeownership preservation options, not for any other purpose.

You can type your answers right into this form and fax or mail it in. See the instructions on the next page.

1. To help us locate your loan, please provide your name(s).

LAURA RICHARDSON
Borrower Name

Co-borrower Name

2. What are your current phone numbers?

( )
Co-borrower Home Phone

( )
Co-borrower Work Phone

( )
Co-borrower Mobile Phone

3. Do you have your WaMu loan number?

☒ Yes, it is: A ☐ No

4. What is the address of your property?

3622 CURTIS DRIVE
Street Address Apartment Number

SACRAMENTO CALIFORNIA 95818
City State Zip

5. Do you (or your co-borrower) have a different mailing address?

☒ Yes ☐ No

6. Please enter any additional mailing addresses.

717 E. VERNON STREET
Borrower Street Address Apartment Number

LONG BEACH, CA 90806
City State Zip

Co-borrower Street Address Apartment Number

City State Zip

7. How many people live at your address?

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 or more

8. How many of the people living at this address are dependents?

☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 or more

9. What is the reason you are having trouble with your home loan payments?

I HAVE EXPERIENCED THREE EMPLOYMENT CHANGES WITHIN ONE YEAR, TWO DELAYS OF INCOME FOR OVER THREE MONTHS, UNEXPECTED ILLNESS AND SUBSEQUENT DEATH OF MY FATHER.

10. Would you prefer to keep your home or sell it?

☒ Keep my home ☐ Sell it

11. If you want to sell, is it listed for sale?

☐ Currently listed ☐ Was listed previously ☒ Was never listed

12. Do you have any other loans on the home?

☐ Yes ☒ No

13. If you have other loans on the home, approximately how much do you owe on all other loans combined?

JPMC-001534
CONFIDENTIAL

14. Have you already spoken to a debt counseling service?
☒ Yes ☐ No

15. How many cars do you own?
☒ 1 ☐ 2 ☐ 3 ☐ 4 or more

16. Please enter how much you pay for the items below each month, and total them in the last row.

EXPENSE	BORROWER	CO-BORROWER
Other Home Loans, Rent & Liens	$ 6,100	$
Auto Loan(s)	$ —	$
Auto Insurance & Other Expenses	$ 150	$
Credit Cards & Installment Loans	$ —	$
Health Insurance	$ 155	$
Medical Expenses	$ —	$
Child Care, Child Support & Alimony	$ —	$
Food & Miscellaneous Spending Money	$ 175	$
Utilities	$ 125	$
Other	$	$
Other	$	$
TOTAL	$ 6,685	$ 0

17. Please enter your income details below and total them in the last row.

INCOME	BORROWER	CO-BORROWER
Gross Wages	$ 11,100	$
Other Income (unemployment, child support, etc.)	$	$
Other *Income tax credit	$ 1500-2000	$
Other	$	$
TOTAL	$ 12600-13,100	$ 0

18. Please enter how much money you have in the assets below, and total them in the last row.

ASSET	BORROWER	CO-BORROWER
Checking Account(s)	$ 4,000	$
Savings & Money Market Account(s)	$ 700	$
Stocks, Bonds & CDs	$ —	$
Retirement Account(s)	$ 100,000	$
Home Equity See Below	$ 200,000	$
Other Real Estate Equity See Below	$ 150,000	$
Cars (with no loan payments)	$ 65,000	$
Other Personal Loan	$ 50,000	$
TOTAL	$ 567,700	$ 0

I (we) agree that the financial information provided is an accurate statement of my (our) financial status. I (we) understand and acknowledge that any action taken by the lender of my (our) home loan on my (our) behalf will be made in strict reliance on the financial information provided. My (our) signature(s) below grants the holder of my (our) home loan the authority to confirm the information I (we) have disclosed in this financial statement, to verify that it is accurate by ordering a credit report and to contact my (our) real estate agent and or credit counseling representative (if applicable). By signing below, I (we) advise you that if I (we) should hereafter agree to a repayment plan for my (our) home loan, reinstate my (our) home loan, or pay off my (our) home loan in full, then by doing so and without the necessity of any further action on my (our) part, I (we) hereby expressly withdraw this request for a loan workout. In that event, I (we) hereby direct you to take no further action to process this request for a workout.

X [signature] 6/19/08
Borrower Date

X
Co-borrower Date

WaMu Cares

Borrower Assistance Checklist

Thank you for taking steps to resolve your home loan issues.

We'll contact you soon!

DON'T FORGET! DID YOU...

- ☐ Fully complete all questions?
  Remember: If you have a co-borrower, we need his or her information, too.
- ☐ Sign and date this form?
- ☐ Include copies of your:
  - ☐ Checking account statement(s)
  - ☐ Savings account statement(s)
  - ☐ Income history:
    - *If you are self-employed*—your past six months' profit-and-loss statements and most recent Federal tax return
    - *If you receive regular paychecks*—your two most recent pay stubs
- ☐ Copy the completed form for yourself?

GREAT!

Now, either fax or mail your information to WaMu.

- Fax: 904-886-1328 or 904-886-1329
- Mail: WaMu Home Ownership Preservation, 7255 Baymeadows Way, JAXA2000, Jacksonville, FL 32256

JPMC-001535
CONFIDENTIAL

Thorn, Ann

From: Samuel, Susan L.
Sent: Tuesday, June 17, 2008 4:52 PM
To: Thorn, Ann
Cc: Oakley, Susan B.
Subject: FW: Servicing Advances

Importance: High

So you'd be aware that I'm going to work with Deanna and Sue to set this up...

Susan Samuel
Executive Assistant
National Default

Washington Mutual
7301 Baymeadows Way, JAXB3182
Jacksonville, FL 32256

904-886-6251 direct,
susan.samuel@wamu.net

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From: Berens, John
Sent: Tuesday, June 17, 2008 9:22 AM
To: Samuel, Susan L.
Cc: Prince, Deanna K.
Subject: FW: Servicing Advances

I need to some some quality time with Ann regarding this topic (#2). Have her invite whomever she likes and I would like Cindy Drago there also. I think we will need two hours and probably would be better if we went to Horizons. Let me know. Thanks.

From: Schneider, David C.
Sent: Friday, June 13, 2008 4:18 PM
To: Woods, John F.; Berens, John
Cc: Richards, Alison
Subject: Servicing Advances

So that we are all in synch with the process for looking at the Servicing Advances, here is what I propose:

1. Woods to work with finance team (Fortunato, Drago) on a forecast for:
   a. Servicing advances balances.
   b. Potential reserve required for June close
   c. Estimate of ongoing loss rate for future quarters
2. Berens will work with servicing team to assess current process

Please let me know if there are any questions or points of clarification. We will reconvene on Monday to get an update. Alison, please set a time before the Board meeting.

ds

JPMC-001536
CONFIDENTIAL

CSOC.RICH.002428

Oakley, Susan B.
From: Battaglia, Paul J.
Sent: Tuesday, June 17, 2008 12:06 PM
To: Thorn, Ann; Oakley, Susan B.
Subject: DOCSSEA-#179441-v1-LAURA_RICHARDSON_LETTER_-_PJB.DOC

Attachments: DOCSSEA-#179441-v1-LAURA_RICHARDSON_LETTER_-_PJB.DOC

DOCSSEA-#179441
-v1-LAURA_RICHA...

Redacted

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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Washington Mutual
HOME LOANS

7255 Baymeadows Way
Jacksonville, FL 32256
Phone 1-904-886-5644
Fax (904) 886-1627

email - 6-17

June 17, 2008

Re: Washington Mutual Loan Number: [redacted]
Property Address: 3622 West Curtis Drive, Sacramento, CA 95818

Dear Ms. Richardson:

Your e-mail to Julie Mathis dated June 12, 2008 was forwarded to me. You indicated in your e-mail that you would be working on your Homeownership Preservation package over the June 14-15 weekend. I therefore expected to receive your updated financial information sometime on Monday. It is now Tuesday, and I still have not received anything from you, nor have you called to explain your delay.

As you know, in April, 2008, you contacted WaMu asking for the amount necessary to reinstate your loan. We sent you the reinstatement figures on April 17, 2008, along with a cover letter stating that we would postpone the foreclosure proceedings to June 4, 2008. Your property then went to foreclosure sale on May 7, 2008, where it was sold to the high bidder Red Rock Mortgage, Inc. At the time of the foreclosure sale, you were in default on your loan and there was not any loan workout or modification agreement in place between you and WaMu, as your prior request for a loan modification was denied.

Due in part to your comments to me that you fully intended to pay your obligation to WaMu, we honored our commitment to postpone the foreclosure sale by instructing the foreclosure trustee to record a Notice of Rescission of the foreclosure sale, thereby restoring legal title to the Property in your name.

Following the Notice of Rescission, we've had several telephone conversations where you reiterated your desire to fulfill your loan obligation. On May 28, 2008, Wendy Woodcock and I had a telephone conversation with you where we told you that you would have to send in updated financial information for review. We sent you the required forms on June 6, 2008, but they have not yet been completed and returned for our review.

Based on your most recent assurance that you would be working on providing the financial information over the June 14-15 weekend, we expect to have all of the information that we've requested by the end of the day on Friday, June 20, 2008. If we do not have all of the information requested, we will reschedule the foreclosure sale of your property.

Sincerely,

Ann Thorn

JPMC-001538
CONFIDENTIAL

Washington Mutual
HOME LOANS

7255 Baymeadows Way
Jacksonville, FL 32256
Phone 1-904-886-5644
Fax (904) 886-1627

June 17, 2008

Re: Washington Mutual Loan Number: [redacted]
Property Address: 3622 West Curtis Drive, Sacramento, CA 95818

Dear Ms. Richardson:

Your e-mail to Julie Mathis dated June 12, 2008 was forwarded to me. You indicated in your e-mail that you would be working on your Homeownership Preservation package over the June 14-15 weekend. I therefore expected to receive your updated financial information sometime on Monday. It is now Tuesday, and I still have not received anything from you, nor have you called to explain your delay.

As you know, in April, 2008, you contacted WaMu asking for the amount necessary to reinstate your loan. We sent you the reinstatement figures on April 17, 2008, along with a cover letter stating that we would postpone the foreclosure proceedings to June 4, 2008. Your property then went to foreclosure sale on May 7, 2008, where it was sold to the high bidder Red Rock Mortgage, Inc. At the time of the foreclosure sale, you were in default on your loan and there was not any loan workout or modification agreement in place between you and WaMu, as your prior request for a loan modification was denied.

Due in part to your comments to me that you fully intended to pay your obligation to WaMu, we honored our commitment to postpone the foreclosure sale by instructing the foreclosure trustee to record a Notice of Rescission of the foreclosure sale, thereby restoring legal title to the Property in your name.

Following the Notice of Rescission, we've had several telephone conversations where you reiterated your desire to fulfill your loan obligation. On 5/28, 2008, Wendy Woodcock and I had a telephone conversation with you where we told you that you would have to send in updated financial information for review. We sent you the required forms on June 6, 2008, but they have not yet been completed and returned for our review.

Based on your most recent assurance that you would be working on providing the financial information over the June 14-15 weekend, we expect to have all of the information that we've requested by the end of the day on Friday, June 20, 2008. If we do not have all of the information requested, we will reschedule the foreclosure sale of your property.

Sincerely,

Ann Thorn

JPMC-001539
CONFIDENTIAL

Redacted

JPMC-001540
CONFIDENTIAL

Redacted

Redacted

JPMC-001542
CONFIDENTIAL

Redacted

Oakley, Susan B.

From: Samuel, Susan L.
Sent: Thursday, May 22, 2008 12:58 PM
To: Thorn, Ann
Subject: FW: Article: Calif. congresswoman's home threatened with repo

·o you have one of the articles circulating thru Wamu.

rom: Jenne', Kevin M.
ent: Thursday, May 22, 2008 12:19 PM
'o: Champney, Steven D.; Kallner, Brad; Johnson, Renee T.; Gaugl, Sara C.
:c: Walser, Michael; Scharf, Will D.
ubject: Article: Calif. congresswoman's home threatened with repo

'ou probably already know all about this, but I never want to assume. There's some confusion about whether her home has been old or not, and WaMu hasn't responded about it as of this report.

Calif. congresswoman's home threatened with repo

hursday May 22, 11:49 am ET
y Don Thompson, Associated Press Writer

Calif. congresswoman's home threatened with repossession after she fails to pay mortgage

ACRAMENTO, Calif. (AP) -- Rep. Laura Richardson has an unusual perspective on the housing foreclosure bills moving through ongress: One of her own homes was threatened with repossession after she failed to pay the mortgage.

Richardson, a Southern California Democrat, bought a two-story home in a leafy, upper-middle-class neighborhood of Sacramento in anuary 2007, just months after winning a seat in the state Assembly.

She bought the three-bedroom, 1 1/2-bath home in the state capital for $535,500. The bill collectors started knocking soon after, ccording to records reviewed Wednesday by The Associated Press.

The city utility department placed a lien on her property in June 2007 for $154 in unpaid bills, according to documents at the Sacramento County recorder's office. In December, she received a default notice on the mortgage from the collection agency of Washington Mutual nc., her lender. At that point, she owed $18,356.

At the time, she had left the Legislature after a quick rise from the Long Beach City Council and moved to Washington after winning a pecial election to fill a vacant congressional seat. Richardson on Wednesday blamed the frequent job-shifting for financial problems elated to the Sacramento property.

A default notice in March this year put the "unpaid balance and other expenses" at $578,384 and said her 1,639-square-foot house would be auctioned at a trustee sale.

County records show the property was sold to a company called Red Rock Mortgage Inc. of Sacramento for $388,000 -- although the county assessor's office continues to list Richardson as the owner. No listing could be found for Red Rock.

That sale was officially recorded Monday, according to the records. But Richards said the home was not in foreclosure and had not been seized.

"I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement -- with no special provisions," Richardson said in a statement Wednesday. "I fully intend to fulfill all financial obligations of this property."

Richardson's chief of staff, Kimberly Parker, told the AP that the mortgage on the home had been sold but that the house had not. The collection agency referred inquiries to Washington Mutual, which did not return a call.

JPMC-001544
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\ real estate agent's lock box hung Wednesday from the front door of the 1926-vintage house.

tecords at a Sacramento County tax office also show Richardson is delinquent in paying $8,950 in property taxes.

Richardson moved from the Long Beach City Council to her Assembly seat in 2006, and the next year won a special election to epresent a heavily Democratic congressional district that includes Long Beach.

Congressional records show Richardson did not cast votes May 8 on three bills related to the Foreclosure Prevention Act. In her tatement, she said she was away from Washington because of her father's funeral.

I understand that these homeownership issues are a reflection of what many Americans are going through as they fight to keep their omes and to remain financially stable," Richardson said in her statement.

ssociated Press writers Erica Werner in Washington and Samantha Young and Rich Pedroncelli in Sacramento contributed to this eport.

evin Jenné | *FVP, Market Research Manager*
esearch & Customer Insight
Vashington Mutual
: 206.500.2615 | E: kevin.jenne@wamu.net

his communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and mediately delete the message and any attachments without copying or disclosing the contents. Thank you.

JPMC-001545
CONFIDENTIAL

Redacted

Redacted

JPMC-001547
CONFIDENTIAL

Redacted

JPMC-001548
CONFIDENTIAL

Redacted

Redacted

JPMC-001550
CONFIDENTIAL

6/6/08 12:00 Discussion w/ Richardson
Woodcock, Ann Thorn, Julie Mathis

- Called @ her DC office [redacted]
- Ann announced those in attendance & explained

Inst - Did you need my numbers today
Ann - Yes
Inst - I didn't understand that's what you wanted to do today. You need what I pay for cleaning and stuff?

Ann - Yes. We need expenses to complete process

Inst - Can you forward me the worksheet, so I don't have to guess? I would prefer to provide exact information, so we don't have a problem like last time.

Inst. - I think that will be better. I don't think I gave accurate numbers last time. I'm staying in DC this weekend and I don't have my info. I hope to have taken the info with the weekend and can forward to you Monday or Tuesday.

Ann - We will email the form and you can call me @ my office with questions.

JPMC-001551
CONFIDENTIAL

WaMu

ANN THORN, FVP
Asset Recovery
904.886.5644 phone
ann.thorn@wamu.net

Verbal —
- no verification of Income by mail needed
- ~~PCG~~ — ~~Still require Fincat~~
- would not need Application
Could email →
- pull Reinstatement.

JPMC-001552
CONFIDENTIAL

17:00 – Congresswoman Conference –
– Call her Cell –

JPMC-001553
CONFIDENTIAL

RE: Loan Number: [redacted]
Borrower:
Property Address:

Quote Type:
Good Through:
Loan Type:
Foreclosure Sale Date:
Next Due Date will be:
Date Prepared:

months at $		$
months at $		$
months at $		$
months at $		$
months at $		$
months at $		$
months at $		$
months at $		$
	Subtotal of Payments Due	$

Inspection Fees	$
Appraisal Fees	$
NSF Charges	$
Late Charges	$
Property Preservation	$
Suspense Balance	($)
Restricted Escrow	($)
Corporate Advance Balance	$
Liens	$
	$
Other Fees	$
Outstanding Fees & Costs**	$

Total for Reinstatement $

JPMC-001554
CONFIDENTIAL

CSOC.RICH.002446

5-29

Resign to (will be recorded AL) Monday and immediately we did all funding package to you with our motion regarding reinstatement and payment plan

Mailing → Send: 2233

①

5/28 7:10 pm-ish Discussion w/ Richardson

Ur . Hi - How are you?

cst . Where are you located? (time) - EST.

cst . She confirmed she scanned + emailed the release + asked if we received. We confirmed Yes

cst . What is process w/ the 3rd party to rescind sale? Do I have something I need to do?

Ur . Ann advised we are going thru process of rescinding sale, ~~having~~ must first come to an agreement w/ 3rd party. Asked what her intentions were.

Cst. My intention is to do the loan modification

Ur Ann explained that Loss Mit was an option as long as she qualified.

cst. I don't understand. What is the difference between an HI + a MOD?

Ur. Ann explained the HI process + the modification process.

JPMC-001556
CONFIDENTIAL

Cst. Ok. What you originally sent me was a letter that had me not making the entire amount at one time but about $4k monthly

[redacted]

②

Us. Ann explained how a repayment plan works + roughly went over the 10/07

Cust. My intention was to do a repayment plan. I understood... That isn't my area of expertise, whether it's a MOD or a repayment plan, I want the repayment plan. The plan was set up again in March or something like that.

Us. Ann advised our records showed no active repay pl
cust. I don't have the folder in front of me but that's what happened. That's how I came to work with San Juan.

Us. Ann - I don't have the Servicing system in front of me. She went over the timing of the failed MOD. She advised of the H/I offer the following month

Cust. What was the H/I offer?

JPMC-001557
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Ann Advised of the cover letter + H/I quote we sent.
Cust. That was not the last conversation w/ your office. I was of the understanding I was on a repayment plan, resulting in the check I sent May 1st. She requests

[redacted] (3)

that we will pull all of the requisite notes to go over these with her.

Ms Ann went over the rescission process again to make sure she had a full understanding. Advised of the possibility that the 3rd party purchaser could file suit in return

Cust Do you think its possible to make the rescission happen without having to go to the next level?

Ms Ann advised after they have taken place. What are your intentions w/ the property? Another option is to stay the course, leaving the FC + sale in place.

Cust. I would like to establish a repayment plan. I don't have another $13K or $37K, after having already sent you $12K back in March & early April on commen issues with Jan Chaney & want to proceed with the repayment plan.

Ms Ann asked if she received the broken plan letter.

JPMC-001558
CONFIDENTIAL

(4)

Cust I didn't realize you would return my money. I sent funds, not certified. I was away in Iraq + other places but that was my understanding that the plan would continue, which is why I called Ms. Owen.

Ann Advised of the 100 denial.

Cust. I didn't understand the difference between the 100 and the repayment plan. I don't remember the name of the person that established the repayment plan. I just wanted to go back to the original plan and would like to do that now.

JPMC-001559
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Ms. Ann advised we will set up time to review the account so we can be prepared to set things in motion.

Cust Ok. I'm just a little... I have to tell you it was my understanding that I had already qualified, and I don't want to go thru this again. My financial situation hasn't changed since October →

[redacted]

(5)

I would have a serious problem if I qualified for sanctuary in March and then not qualify now. We've had these conversations before so you should be aware my situation hasn't changed since September.

Mr Ann wants an on loss mit denial.

Mr. Not where the problem occurred. I told you, I didn't go through the full application process. I was told I would be sent an application & never received it. I then contacted Jan Owen & during the conversation was of the under standing that the repayment plan had been re established. All I'm asking is that Owen allow me to continue in the repayment plan & pay you back every dime I owe.

Ms. Ann advised the rescission is the next stepping stone. I'm not sure of the timing.

JPMC-001560
CONFIDENTIAL

I just want you or Ms Lowenbach to hold back until I'm back. Because I travel, I don't

[redacted]

(6)

want to risk missing something in the mail, I just want to do everything I need to do to work with my leader to resolve the situation.

Us. You advised we would maintain contact & had her confirm the best number to reach her.

Inst. She confirmed her number and advised if we can't get hold of her on the cell #, you can call any of my office numbers. Everyone has to be very aware of what is going on.

This page is intentionally left blank

April 17, 2008

Laura Richardson
717 East Vernon Street
Long Beach, CA 90806

RE: Washington Mutual Loan Number [redacted]
Property Address: 3622 West Curtis Drive, Sacramento, CA 95818

WE MAY REPORT/HAVE REPORTED INFORMATION ABOUT YOUR ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS, OR OTHER DEFAULTS ON YOUR ACCOUNT MAY BE REFLECTED IN YOUR CREDIT REPORT.

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dear Ms. Richardson:

Thank you for your recent contact with our Executive Office. Please find your reinstatement figures enclosed. Please remit the exact reinstatement amount in certified funds to us at the below address:

Washington Mutual
Default Cash Processing
7255 Baymeadows Way
Jacksonville, FL 32256

We have placed a sixty day hold on all foreclosure sale or actions; the hold will expire June 4, 2008.

Should you have any further questions, please feel free to contact me at 904-732-8817.

Sincerely,

Allison Dolan
Default Specialist II – ERT
Washington Mutual Home Loans

JPMC-001563
CONFIDENTIAL

- Do not see any value to you to rescind

- Willing to have trouble record rescission.
  deposition
  discovery

- Rescind – expect Nato reinstate
  and
  — no mod —

If

1. Reinstates, we rescing and lawsuit

2. No Rein. goes to 3rd party
   – done

3. Reinstates, no lawsuit
   but not ongoing payments
   and maintain –

Strongly advise

JPMC-001565
CONFIDENTIAL

CSOC.RICH.002456

RE: Loan Number: [redacted]
Borrower: HELMAR FAMILY REVOCAB
Property Address: 3622 W CURTIS DR
SACRAMENTO, CA 95818
Quote Type: Reinstatement Quote
Good Through: 4/7/2008
Loan Type: Conventional Uninsured
Foreclosure Sale Date: 12:00:00 AM
Next Due Date will be: 5/1/2008
Date Prepared: 4/4/2008

9 months at $ 4,227.98	$ 38,051.82
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
Subtotal of Payments Due	$ 38,051.82
Inspection Fees	$ 0.00
Appraisal Fees	$ 0.00
NSF Charges	$ 0.00
Late Charges	$ 253.68
Property Preservation	$
Suspense Balance	($ (2,486.52))
Restricted Escrow	($)
Corporate Advance Balance	$ 1,157.82
Liens	$
	$
Other Fees	$ 46.80
Outstanding Fees & Costs**	$
Total for Reinstatement	$ 37,023.60

prhoden
51797295

**Please add all collectable outstanding fees and costs to the above total.

**Please review the NewTrak Fees & Cost Module for any outstanding fees and cost do to parties other than yourself. Please include these amounts in your final quote.

JPMC-001564
CONFIDENTIAL

CSOC.RICH.002457

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Wendy 4/3/09

Foreclosure Sale was held on 5/7/08 and was sold to third party. Wamu plans to rescind the sale - however to start that process we need a consent form to release the correspondence sent to you from Wamu on 4/17/08 ~~engaging~~ in which indicates our engagement with you.

What agreement :-

Jan Owen —

See what we are referencing.

Thankful for all we have done

Update figures —

JPMC-001567
CONFIDENTIAL

Thorn, Ann

From: Gaugl, Sara C.
Sent: Friday, May 23, 2008 3:00 PM
To: Thorn, Ann
Subject: FW: WaMu Consent Form Attached

Attachments: Consent Form.doc

For your files, Ann.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | 206.228 cell
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Gaugl, Sara C.
Sent: Thursday, May 22, 2008
To: laura.richardsonmc@mail.house.gov
Subject: WaMu Consent Form Attached

Congresswoman Richardson:

We appreciate your concern over media attention surrounding your loan situation. Please be aware that WaMu does not disclose our customers' personal financial information without written authorization from the customer.

If we are asked by the media to verify or discuss aspects of your loan situation outside of what is available in public records, we require your written consent to do so. Attached is our standard media consent form for your signature, which can be faxed to 206-377-2392.

Thank you,

Sara Gaugl

Consent Form.doc
(28 KB)

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

JPMC-001568
CONFIDENTIAL

CSOC.RICH.002460

AUTHORIZATION AND CONSENT
TO RELEASE OF PERSONAL, NON-PUBLIC INFORMATION

Borrower Name _____

Loan Number _____

Address _____

_____

I, _____, give Washington Mutual Bank, FA, ("Washington Mutual") authorization to discuss with the media the facts and circumstances surrounding my loan with Washington Mutual.

I understand that by doing so, I am authorizing Washington Mutual to disclose personal, non-public information concerning me and my loan, including any requests by me to refinance or modify my loan.

I nevertheless hereby give consent to Washington Mutual not only to discuss the facts and circumstances surrounding my loan, including any requests by me to refinance or modify my loan with Washington Mutual, but also to disclose and release my personal, non-public information.

Executed this _____ day of _____, 2008, at _____, [State]

_____
(Signature)

FORECLOSURE TITLE ORDER

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue N 110612
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Date: 12/13/2007

FIDELITY NATIONAL TITLE COMPANY
15661 RED HILL AVENUE SUITE 201
TUSTIN, CA 92780
Attn: MERRLYN AGUAS

Trustee's Sale No: 723397CA
Title Order No: M721884
Loan No: [redacted]
Soc.Sec. No(s): [redacted]

The following documents are enclosed for recording:
Notice of Default

PLEASE FURNISH US WITH THE FOLLOWING:

TSG (IN TRIPLICATE) X BINDER OWNERS COMMITMENT

LIABILITY AMOUNT: $534,000.00

****PLEASE SEND CONFIRMATION OF RECORDING****

Deed of Trust information: 01/10/2007, Book 20070110, Page 1818, Instrument of official records in the Office of the Recorder of SACRAMENTO , CALIFORNIA **APN** [redacted] **Situs:** 3622 WEST CURTIS DRIVE, , SACRAMENTO, CA 95818

OTHER INSTRUCTIONS:

Please examine the public records which impart constructive notice in the county or counties where the property is situated for any evidence of a petition in bankruptcy being filed by the current owners of the subject property AND Temporary Restraining Order AND any defects in the legal description or title. DO NOT RECORD THE NOTICE OF DEFAULT or otherwise proceed if there is such evidence and notify the undersigned immediately. If there is no such evidence, please record the above documents. **** PLEASE RETURN RECORDED CONFORMED COPY. ****

CALIFORNIA RECONVEYANCE COMPANY

CELIA SAN AGUSTIN, ASSET RECOVERY SPECIALIST II
818-775-2577

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. [redacted] Title Order No. M7Z1884

IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is $18,356.49 as of December 13, 2007 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

Trustee Sale No. 723397CA Loan No. (Title Order No. M721684

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: WASHINGTON MUTUAL BANK, FA at 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256, (877) 926-8937.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under a Deed of Trust dated 01/04/2007, executed by LAURA RICHARDSON, AN UNMARRIED WOMAN, as trustor, to secure obligations in favor of WASHINGTON MUTUAL BANK, as Beneficiary Recorded 01/10/2007, Book 20070110, Page 1818, Instrument of official records in the Office of the Recorder of SACRAMENTO County, California, as more fully described on said Deed of Trust. APN: 013-0303-001 Situs: 3622 WEST CURTIS DRIVE, , SACRAMENTO, CA 95818 including the note(s) for the sum of $535,001.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 08/01/2007 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: December 13, 2007

CALIFORNIA RECONVEYANCE COMPANY, as authorized agent for Washington Mutual Bank, Beneficiary,
By: FIDELITY NATIONAL TITLE COMPANY, authorized agent of CRC

_____

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Printed: 12/13/2007

Foreclosure Reinstatement Status Report

Calculated through: 12/13/2007

Loan No: [redacted] T.S. 723397CA

Loan Type: Sub Prime-Conventional

Client: WASHINGTON MUTUAL BANK, FA
9200 Oakdale Avenue N 110612
Chatsworth, CA 91311

Current Owner: LAURA RICHARDSON
1622 WEST CURTIS DRIVE
SACRAMENTO, CA95818

Title Company: A-FIDELITY NATIONAL TITLE COMPANY TSG Order #: M721884
Title Company Phone: 800-323-0165
P & P Company
P & P Company Phone:

General Information:

File Opened 12/13/2007

Beneficiary's Advances, Costs, and Expenses: Type: CALIFORNIA RECON

Date	Description	Amount
	4 Late Charges of $253.68 from 08/16/2007 through 11/16/2007	$1,014.72
	5 Defaulted Payments of $4,227.98 from 08/01/2007 through 12/13/2007	21,139.90
	Total Advances	$0.00
	Total due the Beneficiary:	$22,154.62

Trustee's Fees, Costs, and Expenses:

Date	Description	Amount
12/13/2007	RECORD NOTICE OF DEFAULT	$12.00
12/13/2007	RESCISSION OF NOD	$9.00
12/13/2007	TRUSTEE SALE GUARANTEE	$825.00
12/13/2007	TRUSTEE FEE	$300.00
12/13/2007	PRELIMINARY MAIL CHARGE	$25.00
	Total due the Trustee:	$1,171.00

Total required to reinstate as of 12/13/2007 : $23,325.62

JPMC-001573
CONFIDENTIAL

Audit Mailing List

TS No. 723397CA

10 Day

LAURA RICHARDSON
3622 WEST CURTIS DRIVE
SACRAMENTO, CA 95818

10 Day

LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818

10 Day

LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806

JPMC-001574
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CSOC.RICH.002466

CALIFORNIA & NEVADA NEW FORECLOSURE CHECKLIST

TRUSTEE'S SALE NUMBER: [redacted] CA VERIFIED BY: Celia San Agustin

MSP SCREENS

Print: DLQ1 LIEN___ MAS1 INV1___ *** MAS1 PRP1___

***If MAS1 PRP1's Property Type Code is a " (Mobile Home), has the title company included an Affidavit of Affixture or similar document in the lene check? ___

Review: DLQ1 MULT N MAS1 COL1 (Sub-prime loan?) Y FOR1 (Interest only?) N

LOAN TYPE

FHA VA___FNMA FHLMC___Prime-Conventional___Sub-Prime Conventional ✓ RFC___Consumer___Commercial___

SITE (NDS File Info Screen)

Northridge (Sub-Prime loans)___ Seattle (Consumer)___ Other (Commercial)___ FMIN (All others)___

1. **NOTICE OF DEFAULT**

a. Trustee's Sale Number___, Loan Number___	___YES ___NO
b. Is deed of trust dated and is there a legal description attached?	___YES ___NO
c. Is chain of title correct?	___YES ___NO
d. Is trustee name correct?	___YES ___NO
e. Reinstatement amount___as of date___ (CA only)	___YES ___NO
f. Contact Info: Beneficiary name, address, telephone number	___YES ___NO
g. Trustor(s) Name___Vesting___Recording Information___	___YES ___NO
h. Application pulled___, if more than one unrelated borrower	___YES ___NO
i. Original beneficiary	___YES ___NO
j. Original loan amount	___YES ___NO
k. Breach Statement (California Recon, All Due & Payable, Interest only, etc.)	___YES ___NO
l. Is signature line correct?	___YES ___NO
m. Authorized signatures, title and date correct?	___YES ___NO
n. **Correct Beneficiary Name in signature line**	___YES ___NO
o. *Sims (CA only)	___YES ___NO
p. Is liability amount on title company cover letter?	___YES ___NO

2. Is lender system properly updated? (TS# on all screens) ___YES___NO

3. Does file need sub-by-code to be processed? ___YES___NO
   a. Is sub-template added on the event screen? ___YES___NO
   b. Is Comments screen documented? ___YES___NO
   c. Is front of file jacket documented? ___YES___NO

4. NDS BILLING SCREEN

a. NOD	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

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```
13-A CONV. RES. ARM      PER/CLS/OFF  F/AA/40 AGE:  0Y 11M IR:  8.80000 INV: A23
DUE(  5)     21,139.90  DUE 08/01/07(  1)(10/31)  ASSUM:          ACQ:
LATE CHRG       253.68  PAYMT          4,227.98 P: 3622 W CURTIS DR
BAD CK FEES        .00  L/C AMT          253.68    SACRAMENTO CA 95818
OTHER FEES       19.80  PAYMT + LC     4,481.66 M:
TOT DUE      21,413.38  PRIN BAL      533,455.31
SUSPENSE      2,486.52  P&I            4,227.98    3622 W CURTIS DR
NET DUE      18,926.86  DLQ  5 TIME,PAY 35 DAY     SACRAMENTO CA 95818
C/S 195    LAURA RICHARDSON                                  562-706-4694
C/D 12/07
 *PHONE NO*
--------------------------- * ADDITIONAL MESSAGES * -----------------WU: P ----
ACTIVE FORECLOSURE                          CASHIER STOP 5
LOAN IS IN FORECLOSURE, F/C STOP = 2        LATE CHARGE ACCRUAL STOP = 1
-----LIEN-----------------------------------------------------------------

        *** LIEN DATA NOT FOUND FOR THIS LOAN ***
```

0.00 *

21,413.38 +
1,171.00 +
4,227.98 -
18,356.40 *

0.00 *

23,325.62 +
18,356.40 -
4,969.22 *

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NAME L RICHARDS TYPE 13 1ST MTG,CONVEN W/O INS (ARM) GROUP
-- INV1 -- INVESTOR, SERVICE FEES----------
INV CAT INV LOAN NO SALE/REPURCH --- FNMA LASER --- FNMA DEL
A23 258 FLAG DATE CD DATE CHANGED STATUS
0 (0-9)
(MMDDYY)
INV WASHINGTON MUTUAL BANK
HDR 9451 CORBIN AVENUE GUAR FEE ----SERVICE FEE----
NORTHRIDGE, CA 91324 RATE % RATE OR $ AMOUNT
00.00000 % .000000 0.00
LBM TIER 5 TRANSFERS FRC SC ACC CD INT IN ADV BAL
.00
CONTRACT/POOL NO INV SCHED DEF INT INV ACT DEF INT INV SCHED PRIN BAL

---THIRD PARTY SERVICE FEES--- FHLMC ------EXCESS SERVICE FEES-----
CORRESPONDENT PLAN 1ST REMIT INACT ORIG SERV FEE:
CODE CODE DATE UNAMORT SERV FEE:
GSE ORIGINAL TERM:
(MMYY) ON REMAINING TERM:
CORR/PLAN: OPTION: DOC CUST:

LOAN IS IN FORECLOSURE, F/C STOP = 2 012 DAYS PAST PROJECTED LEGAL DATE

```
     NAME L  RICHARDS   TYPE 13 1ST MTG,CONVEN W/O INS    (ARM)          GROUP
-- PRP1 -- PROPERTY PROFILE ----------------------------------------------------

 PROPERTY    PROPERTY    LOAN      OWNER    DEVEL    PROJ    NONCONFORM   SUBSIDIARY
   TYPE      TYPE CODE  PURPOSE    TYPE     TYPE     TYPE      LOAN          CODE
   ___          1         1         1        _        _         _            _

LIVING  CURR   PURCHASE   MODIFIED  MODIFIED    ---- PLEDGE LOAN ----   INV ARM
UNITS   OCCUP    PRICE                          CODE TYPE CLASS INDEX   PLAN CODE
  1       5     535001       _       MMDDYY      _   __   __    ___       ___

RLT ___    VIN#                                                          CUST CD _
-------------FNMA/FHLMC DELIVERY SCHEDULE DATA----------------
FNMA PLAN  FNMA SPECIAL FEATURES FHLMC SPECIAL CHARACTERISTICS LTV  FHLMC RD
 NUMBER    1   2   3   4   5   6    1   2   3   4   5   6      QUAL DOC CODE
  _____    ___ 180 ___ ___ 197 ___  002 180 ___ ___ ___ 944      _     _

   COMMENT  ____________________________________________________________
-----------------------------------------------------------------------------
LOAN IS IN FORECLOSURE, F/C STOP = 2   012 DAYS PAST PROJECTED LEGAL DATE
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```
                                                                  GROUP
     NAME L  RICHARDS    TYPE 13 1ST MTG,CONVEN W/O INS    (ARM)
-- COL1 -- COLLECTION DATA ----------------------------------------------

 OFFICE  PERSON    CLASS    COLLECTOR     SECOND MORTGAGE        VACANCY  DATE
  CODE    CODE     CODE       DAYS      LIENHOLDER COMPANY      1ST KNOWN AS OF
   40      F        AA         1                                 110107   110507
              RPY-PLN-IND    FHA INC   CH 7 DISCHARGE:   BNK DISCHARGE: MMDDYY
----HUD 92068A SFDMS INFORMATION ------------------------ PROPERTY INSPECTION
ACTION    STATUS    -                    DATE:                  SERVICE
REPORTED:          DEFAULT CAUSE:


-------------------------------------------------------(PF8: CREDIT BUREAU RPT)
LAST UPDATED BY $BB 12-12-07 14:59
LOAN IS IN FORECLOSURE, F/C STOP = 2   012 DAYS PAST PROJECTED LEGAL DATE
```

```
13-A CONV. RES. ARM      PER/CLS/OFF  F/AA/40 AGE:  0Y 11M IR:  8.80000 INV: A23
DUE(  5)    21,139.90  DUE 08/01/07(  1)(10/31)  ASSUM:          ACQ:
LATE CHRG      253.68  PAYMT          4,227.98 P: 3622 W CURTIS DR
BAD CK FEES       .00  L/C AMT          253.68    SACRAMENTO CA 95818
OTHER FEES      19.80  PAYMT + LC     4,481.66 M:
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SUSPENSE     2,486.52  P&I            4,227.98    3622 W CURTIS DR
NET DUE     18,926.86  DLQ  5 TIME,PAY 35 DAY    SACRAMENTO CA 95818
C/S 195   LAURA RICHARDSON
C/D 12/07
 *PHONE NO*
-------------------------- * ADDITIONAL MESSAGES * ----------------WU: P ----
ACTIVE FORECLOSURE                        CASHIER STOP 5
LOAN IS IN FORECLOSURE, F/C STOP = 2   LATE CHARGE ACCRUAL STOP = 1
-----*MULT-----------------------------------------------------------------

        *** NO MULTIPLE LOANS FOUND ***
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FNDS.COM - Order Management & Tracking

DEFAULT SOLUTIONS

Rate Calculator | User Profile | Home | Contact Us | Logout

Order Lookup

General | Title Company | Escrow/Closer | Closing Memo | FC Attorney | Listing Agent | Documents | History | DOT / Bene Check | Recordings | Fees | Mailings | Datedowns | Curative | Invoice Summary

Order Detail - M721884

CALIFORNIA RECONVEYANCE COMPANY (C.R.C.) / Default Group)

> Order Activity
> Order Search
> Submit Order
> Reports
> Upload Orders
> Open Credle To Grave Order

LOCATION: CHECKED OUT OF BENE_CHECK ON 12/13/2007 11:06:56 AM BY BENNY CHANG

DOCUMENTS AVAILABLE

FNDS Number: M721884 Our Reference:

Client Name: CALIFORNIA RECONVEYANCE COMPANY

Client Contact:

Order Type: TRUSTEE SALE GUARANTEE Opened On: 12/13/2007 10:18:11 AM

County: SACRAMENTO County #:

Servicer: WASHINGTON MUTUAL SUB PRIME DIVISION

DOT Recorded: 1/10/2007 Instrument #:

DOT Book: 20070110 DOT Page: 1818

NOD Set: NOD Sent:

NOD Rec.: 10Day Sent:

Parcel Number: Loan #:

Liability: $535,001.00 Premium: $825.00

Tax: $0.00 Hold:

Completed: Cancelled:

TitleOfficer: MERRLYN AGUAS Title Assistant: LUCY MCCORD

BORROWER NAME & ADDRESS DETAIL

Borrower 1: LAURA RICHARDSON

Borrower 2:

Address 1: 3622 W CURTIS DR

Address 2:

City: SACRAMENTO State: CA Zip: 95818

Serviced By:

Investor Name:

REMARKS

1/10/07

N/S

N

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Recording Requested By:
Washington Mutual Bank

Return To:
2210 Enterprise Drive
Doc Ops - MS SC00140
Florence, SC 29501

Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK 20070110 PAGE 1818
Check Number 4288
Wednesday, JAN 10, 2007 2:59:33 PM
Ttl Pd $63.00 Nbr-0004834371
REB/51/1-19

Prepared By:

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 4, 2007, together with all Riders to this document.
(B) "Borrower" is Laura Richardson, An Unmarried Woman

Borrower's address is 717 E Vernon St, Long Beach, CA 90806. Borrower is the trustor under this Security Instrument.
(C) "Lender" is Washington Mutual Bank

Lender is a federal association
organized and existing under the laws of the United States

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01
VMP-6(CA) (0207).01
Page 1 of 15 Initials:
VMP Mortgage Solutions, Inc.

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Lender's address is 1400 South Douglass Road, Suite 100, Anaheim, CA 92806

Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is California Reconveyance Company, a California corporation

(E) "Note" means the promissory note signed by Borrower and dated January 4, 2007
The Note states that Borrower owes Lender Five Hundred Thirty Five Thousand One and No/100 Dollars
(U.S. $535,001.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2037
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

[X] Adjustable Rate Rider	[ ] Condominium Rider	[ ] Second Home Rider
[ ] Balloon Rider	[ ] Planned Unit Development Rider	[ ] 1-4 Family Rider
[ ] VA Rider	[ ] Biweekly Payment Rider	[ ] Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) "Escrow Items" means those items that are described in Section 3.
(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of SACRAMENTO

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

Legal Description Attached Hereto And Made A Part Hereof

Exhibit 'A'

Parcel ID Number: [redacted] which currently has the address of

3622 West Curtis Drive [Street]

Sacramento [City], California 95818 [Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. [redacted]

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currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be

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in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any of all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the

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lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. **Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with

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the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable

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attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage Insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

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(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender

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to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

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16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA

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requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

_____ _____ (Seal)
Laura Richardson -Borrower

_____ _____ (Seal)
-Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

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State of California
County of Sacramento } ss.

On January 4, 2007 before me, Nikki Davis a notary public
personally appeared

Laura Richardson

, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NIKKI DAVIS
COMM. #1520769
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. Oct. 21, 2008

(Seal)

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Exhibit "A"
Legal Description

Lot 259 as shown on the official "Plat of South Curtis Oaks Subdivision No. 6", filed in the office of the County Recorder of Sacramento County, February 10, 1927 in Book 19 of Maps, Map No. 18.

Apn:

FIXED/ADJUSTABLE RATE RIDER

THIS FIXED/ADJUSTABLE RATE RIDER is made on this 4th day of January, 2007, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to Washington Mutual Bank ("Lender") of the same date and covering the property described in the Security Instrument and located at: 3822 West Curtis Drive, Sacramento, CA 95818

[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR A CHANGE FROM THE INITIAL FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE AND FOR CHANGES IN THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of 8.800 %. The Note provides for a change in the initial fixed interest rate to an adjustable interest rate and for changes in the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate Borrower will pay will change to an adjustable interest rate on the first day of February, 2009, and the interest rate Borrower will pay may change on that day every 6th month thereafter. Each date on which Borrower's interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, Borrower's interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

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If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give Borrower notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate Borrower's new interest rate by adding Four and 99/100 percentage points (4.990 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be Borrower's new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that Borrower is expected to owe at the Change Date in full on the Maturity Date at Borrower's new interest rate in substantially equal payments. The result of this calculation will be the new amount of Borrower's monthly payment.

(D) Limits on Interest Rate Changes

The interest rate Borrower is required to pay at the first Change Date will not be greater than 10.800 % or less than 8.800%. Thereafter, Borrower's interest rate will never be increased or decreased on any single Change Date by more than One percentage point(s) (1.000%) from the rate of interest Borrower has been paying for the preceding months. Borrower's interest rate will never be greater than 14.800 % or less than 8.800 %.

(E) Effective Date of Changes

Borrower's new interest rate will become effective on each Change Date. Borrower will pay the amount of Borrower's new monthly payment beginning on the first monthly payment date after the Change Date until the amount of Borrower's monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to Borrower a notice of any changes in Borrower's interest rate and the amount of Borrower's monthly payment before the effective date of any change. The notice will include information required by law to be given to the Borrower and also the title and telephone number of a person who will answer any question Borrwer may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Covenant 18 of the Security Instrument is amended to read as follows:

(A) Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Covenant 18 of the Security Instrument provides as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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(B) When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Covenant 18 of the Security Instrument shall then instead provide as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.

Laura Richardson _____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

[Sign Original Only]

JPMC-001600
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CSOC.RICH.002492

FIS
DEFAULT SOLUTIONS

TSG 10 DAY LETTER

Date: December 17, 2007

CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE, MAIL STOP N110612
CHATSWORTH, CA 91311

Attn: LOURDES OLGUIN

Your Order No: 723397CA
Our Order No: M721884
Loan Number: [redacted]
TSG Liability: $534,000.00
TSG Premium: $625.00

The following documents in connection with the above referenced order number were recorded:

Document	Date	Instrument	Book	Page	Fee
NOD	12/14/07		20071214	358	$12.00

RECORDS OF SACRAMENTO COUNTY

Persons requesting a copy of such Notice of Default and Notice of Sale under the deed of trust in question (other than the trustors named in said deed of trust) pursuant to Section 2924b Civil Code, are the following:

NONE

Attention is called to the provisions of said Section 2924b Civil Code, relative to publication or personal delivery of Notice of Default when no address is shown and no such Notice has been requested by the trustors in said Deed of Trust.

Sincerely,

MERRLYN AGUAS
Title Officer

15661 Red Hill Avenue, Suite 201, Tustin CA 92780
(949) 622-4200 • (800) 323-0165

JPMC-001601
CONFIDENTIAL

CSOC.RICH.002493

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 110612
Chatsworth, CA 91311
800 692-6902
(818)775-2258 (Fax)

The following copy of the original of which was filed for record on 12/14/2007 in the office of the County Recorder of the County set forth below is sent to you in as much as an examination of the title of the trust property shows you may have an interest in the Trustee's Sale Proceedings.

CALIFORNIA RECONVEYANCE COMPANY, Trustee

Space above this line for recorder's use only

Trustee Sale No. 722397CA Loan No. Title Order No. M721884

IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is $18,356.40 as of 12/13/2007 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the above paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

JPMC-001602
CONFIDENTIAL

10 DAY PROCESSING CHECKLIST

IF 10 DAY LETTER IS RECEIVED 2 OR MORE DAYS AFTER NOD RECORDED MAKE A COPY OF THE 10 DAY LETTER FOR TITLE COMPANY FILE.

MATCH TS # (10 DAY LETTER, FILE, FANDS, ALLTEL)	✓
ENTER/CHECK RECORDING INFO IN DEED SCREEN (FANDS)	✓
ENTER/CHECK TSG FEE(LIMITED/FLAT/FULL FEE) & REC. CHARGES	✓
ENTER/CHECK ANY SPECIAL REQUEST ADDRESSES	✓
PULL APPLICATION-IF MORE THAN ONE BORROWER & NOT RELATED (IF NONE, DOCUMENT FNDS)	N/A
ENTER ANY JR LIEN HOLDER ADDRESS (MAS1/SLH1 OR DLQ1/LIEN)	✓
CHECK DEED OF TRUST INFO ON NOD	✓
ENTER/CHECK ALL ADDRESSES (DOT AND DLQ1 SCREEN)	✓
ADD SPECIAL ADDRESS FOR FIRST PLUS FINANCIAL (NEVADA ONLY)	N/A
CHECK MAILING DECLARATION	✓
ENTER NOD RECORDING DATE ON FOLDER AND COPY OF NOD TO BE USED FOR MAILING	✓
UP-DATE EVENTS SCREEN	✓
IF RFC, ADD RFC LN# ON NOD AND FAX TO MYRELEAN MOORE AT (818) 260-1810	N/A
IF 1ST T.D./2ND T.D./CONSUMER W/WAMU, FAX OR E-MAIL COPY OF NOD TO BOTH PROCESSORS: FAX NO. (469) 948-1429 Tracey Brown; tracey.r.brown@wamu.net Robin Woodman; robin.woodman@wamu.net	N/A
CORRECTIONS REQUESTED & NOTED ON FNDS	N/A
UPDATE FOR3/NEWTRAK WITH NOD RECORDING DATE (MSP / 1ST LEGAL) (NEWTRAK / NOD FILED)	N/A

CHECKED BY: IMELDA SERRANO DATE: 12/28/07

JPMC-001603
CONFIDENTIAL

10-Day Checklist
Revised 12.2.05

DECLARATION OF MAILING

Date: 12/28/2007

Type of Mailing: 10 Day

Trustee's Sale No. 723397CA

Loan No.:

I, IMELDA SERRANO

That I am an officer, agent, or employee of CALIFORNIA RECONVEYANCE COMPANY whose business address is 9200 Oakdale Avenue N 110612 Chatsworth, CA 91311. I am over the age of eighteen years; On 12/28/2007 by 1st Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Chatsworth antices, a true and correct copy of which is hereunto attached and made a part hereof, address to the following:

Number of Article	Name of Addressee, Street, and Post Office Address	Postage Fee
1st Class	LAURA RICHARDSON 3622 WEST CURTIS DRIVE SACRAMENTO, CA 95818	$ 0.41
1st Class	LAURA RICHARDSON 3622 W CURTIS DR SACRAMENTO, CA 95818	$ 0.41
1st Class	LAURA RICHARDSON 717 E VERNON ST LONG BEACH, CA 90806	$ 0.41
Number of pieces: 3		$ 1.23

I certify (or Declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

12/28/07
Date

x
(Declarant)

JPMC-001604
CONFIDENTIAL

DECLARATION OF MAILING **Date:** 12/28/2007

Type of Mailing: 10 Day

Trustee's Sale No. 723397CA **Loan No.:**

I, IMELDA SERRANO

That I am an officer, agent, or employee of CALIFORNIA RECONVEYANCE COMPANY whose business address is 9200 Oakdale Avenue N 110612 Chatsworth, CA 91311. I am over the age of eighteen years; On 12/28/2007 by Certified mail, enclosed in a sealed envelope with postage fully prepaid. I deposited in the United States Post Office at Chatsworth notices, a true and correct copy of which is hereunto attached and made a part hereof, addresss to the following:

Number of Article	Name of Addressee, Street, and Post Office Address	Postage Fee	Cert Fee	R.R. Fee
7179 2993 5780 0290 6970 Certified	LAURA RICHARDSON 3622 WEST CURTIS DRIVE SACRAMENTO, CA 95818	$ 0.41	$ 2.65	
7179 2993 5780 0290 6987 Certified	LAURA RICHARDSON 3622 W CURTIS DR SACRAMENTO, CA 95818	$ 0.41	$ 2.65	
7179 2993 5780 0290 6994 Certified	LAURA RICHARDSON 717 E VERNON ST LONG BEACH, CA 90806	$ 0.41	$ 2.65	
Number of pieces: 3		$ 1.23	$ 7.95	

I certify (or Declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

12/28/07
Date

x
(Declarant)

JPMC-001605
CONFIDENTIAL

TSG CHECKLIST

TS#723397CA PROCD BY: M DATE: 1/10/08

A. TSG REVIEW:

1. VERIFY TS# LIABILITY ASSURED ✓
2. VERIFY TITLE ORDER # ON INVOICE AND TSG ✓
3. VERIFY LEGAL DESCRIPTION ✓
4. VERIFY PROPERTY ADDRESS ✓
5. VERIFY DATE RECEIVED ✓
6. VERIFY PRIOR / JUNIOR DEED OF TRUSTS AND LIENS ✓
7. CHECK TSG FOR WAMU/LB JR LIEN **(CHECK DLQ1 FOR SERVICE TRANSFER. ADD ADDRESS FOR NEW JR. LIEN HOLDER)** ✓
8. VERIFY ALL STATE / FEDERAL TAX LIENS ✓
9. VERIFY ALL 10 DAY ADDRESSES-INCLUDING APPLICATION ADDRESSES IF MORE THAN ONE BORR AND NOT RELATED ✓
10. VERIFY ALL 1 MONTH ADDRESSES ARE ENTERED AND ARE CORRECT (BE SURE ALL ASSIGNMENTS OF JR. LIENS ARE NOTIFIED) **ADD SPECIAL ADDRESS FOR FIRSTPLUS FINANCIAL** ✓
11. VERIFY THE PLAT MAP ✓
12. VERIFY ALL RECORDING/TSG/MAIL CHARGES ✓
13. CHECK MAILING DECLARATIONS ✓
14. RFC: FAX COPY OF TSG TO MYRELEAN MOORE **(818) 260-1810** N/A
15. 1ST T.D./2ND T.D./CONSUMER W/WAMU FAX COPY TO **PROCESSOR** AND FAX COPY OF NOD & TSG TO **PROCESSOR**, MELBOURNE, VIA **FAX (469) 948-1429**
    00-50 & 57-65 Tracy
    50-56 & 66-99 Amy N/A
16. CORRECTIONS ORDERED AND NOTED IN FNDS ✓
17. UPDATE EVENTS SCREEN IN NDS/NEWTRAK ✓

B. UPDATE APPROPRIATE TRACKING SYSTEM (NEWTRAK /FOR2 /FOR3)

1. ENTER DELINQUENT TAX AMOUNTS ANY YEAR ✓
2. ENTER DATE TSG RECEIVED/TITLE CLEAR, IF APPLICABLE ✓

AN ISSUE SHOULD BE RAISED IN NEWTRAK IF ONE OF THE FOLLOWING IS NOTED ON THE TSG:

1. **LIS PENDENS (PENDING COURT ACTION).**
2. **UNRESOLVED PRIOR LIEN**
3. **A PROBLEM WITH THE LEGAL DESCRIPTION i.e. LAND LOCKED PROPERTY OR WRONG LEGAL.**
4. **NOTICE OF SUBSTANDARD PROPERTY.**

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 110612
Chatsworth, CA 91311
800-892-6902
(818)775-2258 (Fax)

The following copy of the original of which was filed for record on 12/14/2007 in the office of the County Recorder of the County set forth below is sent to you in as much as an examination of the title of the trust property shows you may have an interest in the Trustee's Sale Proceedings.

CALIFORNIA RECONVEYANCE COMPANY, Trustee

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. [illegible] Title Order No. M721884

IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is $13,356.40 as of 12/13/2007 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the above paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

DECLARATION OF MAILING

Type of Mailing: 1 Month

Trustee's Sale No. 723397CA

Date: 01/10/2008

Loan No.:

I, LINDA YELNICKER

That I am an officer, agent, or employee of CALIFORNIA RECONVEYANCE COMPANY whose business address is 9200 Oakdale Avenue N 110612 Chatsworth , CA 91311. I am over the age of eighteen years; On 01/10/2008 by 1st Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Chatsworth notices, a true and correct copy of which is hereunto attached and made a part hereof, addresss to the following:

Number of Article	Name of Addressee, Street, and Post Office Address	Postage Fee
1st Class	LAURA RICHARDSON 3622 WEST CURTIS DR SACRAMENTO, CA 95818	$ 0.41
1st Class	LAURA RICHARDSON 3622 W CURTIS DRIVE SACRAMENTO, CA 95818	$ 0.41
1st Class	LAURA RICHARDSON 717 E VERNON STREET LONG BEACH, CA 90806	$ 0.41
Number of pieces: 3		$ 1.23

I certify (or Declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

1/10/08
Date

X
(Declarant)

JPMC-001608
CONFIDENTIAL

DECLARATION OF MAILING

Type of Mailing: 1 Month

Date: 01/10/2008

Trustee's Sale No. 723397CA

Loan No.:

I, LINDA YELNICKER

That I am an officer, agent, or employee of CALIFORNIA RECONVEYANCE COMPANY whose business address is 9200 Oakdale Avenue N 110612 Chatsworth, CA 91311. I am over the age of eighteen years; On 01/10/2008 by Certified mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Chatsworth notices, a true and correct copy of which is hereunto attached and made a part hereof, addresss to the followings

Number of Article	Name of Addressee, Street, and Post Office Address	Postage Fee	Cert Fee	R.R. Fee
7179 2993 5780 0302 7742 Certified	LAURA RICHARDSON 3622 WEST CURTIS DR SACRAMENTO, CA 95818	$ 0.41	$ 2.65	
7179 2993 5780 0302 7759 Certified	LAURA RICHARDSON 3622 W CURTIS DRIVE SACRAMENTO, CA 95818	$ 0.41	$ 2.65	
7179 2993 5780 0302 7766 Certified	LAURA RICHARDSON 717 E VERNON STREET LONG BEACH, CA 90806	$ 0.41	$ 2.65	
Number of pieces: 3		$ 1.23	$ 7.95	

I certify (or Declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

1/10/08
Date

x
(Declarant)

JPMC-001609
CONFIDENTIAL

PRIORITY POSTING AND PUBLISHING

Welcome Fernando Lopez
California Reconveyance Company

Auctions | Postings | Fees | User Profile | Holiday Calendar | Auction Schedule | Newspaper Schedule | New

Arizona
California
Idaho
Montana
Nevada
New Mexico
Oregon
Utah
Washington

County: Sacramento

City: Sacramento

Date to Priority:
Optional or Leave Blank for Soonest Possible Pub Date

NOD Expiration: 03/17/08

Days to Sale: 20

Submit

Auction Schedule for Sacramento

County	Location	Frequency	Local Time
Sacramento, CA	At the main entrance to the County Courthouse, 720 9th St., Sacramento, CA	daily	01:30 PM

Daily Recorder, The (Sacramento) - Ranking: ****

Deadline	03/13/2008 04:00PM
1st Run	03/18/2008
2nd Run	03/25/2008
3rd Run	04/01/2008
Sale	04/07/2008
Days of Publication	Mon,Tue,Wed,Thu,Fri

Newspaper Information		
Published	Deadline Days**	Time
Mon day	5	04:00PM
Tuesday	5	04:00PM
Wednesday	5	04:00PM
Thursday	3	04:00PM
Friday	3	04:00PM

** Please Note: Above deadline days are calendar days (including Saturday and Sunday). All times are Pacific Time.

Sacramento Gazette - Ranking: **

Deadline	03/17/2008 05:00PM
1st Run	03/21/2008
2nd Run	03/28/2008

Newspaper Information		
Published	Deadline Days**	Time
Friday	4	05:00PM

JPMC-001610
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3rd Run	04/04/2008
Sale	04/10/2008
Days of Publication	Fri

* * Please Note: Above deadline days are calendar days (including Saturday and Sunday). All times are Pacific Time.

Copyright Priority Posting & Publishing
Terms of Use | Privacy Statement

03/ /08 XF190 009 NP6 CR300 Total Due for Publicatio

+ INTEREST THRU 04-07-08	36,269.13
+ ESCROW ADVANCE BALANCE	8,515.30
- SUSPENSE BALANCE	2,486.52
+ LATE CHARGE BALANCE	253.68
+ OTHER FEES	19.80
+ RECOVERABLE CORP ADVANCE BAL	1,157.82
TOTAL AMOUNT DUE (NOT INCLUDING TRUSTEE FEES)	577,184.52
PER DIEM INTEREST	128.61

XF190-009

PF: 2 SC B

NAME L RICHARDS TYPE 13 1ST MTG,CONVEN W/O INS (ARM) GROUP

-- PRP1 -- PROPERTY PROFILE

PROPERTY TYPE	PROPERTY TYPE CODE	LOAN PURPOSE	OWNER TYPE	DEVEL TYPE	PROJ TYPE	NONCONFORM LOAN	SUBSIDIARY CODE
	1	1	1				

LIVING UNITS	CURR OCCUP	PURCHASE PRICE	MODIFIED	MODIFIED	PLEDGE LOAN CODE	TYPE	CLASS	INDEX	INV ARM PLAN CODE
1	5	535001		MMDDYY					

RLT VIN# RES CUST CD

FNMA/FHLMC DELIVERY SCHEDULE DATA

FNMA PLAN NUMBER	FNMA SPECIAL FEATURES 1	2	3	4	5	6	FHLMC SPECIAL CHARACTERISTICS 1	2	3	4	5	6	LTV QUAL	FHLMC RD DOC CODE
		180			197		002	180				944		

COMMENT

* ADDITIONAL MESSAGES *

CA2006: DELINQUENT TAXES-2006 (INTERNAL TAX DEPT USE ONLY)
SUBPR2: SUBPRIME LOAN SENT TO VENDOR FOR DELQ TAX SEARCH
ACTIVE LOSS MITIGATION LOSS MIT IND = 2 ASSGNED TO NEGOTIATR

JPMC-001613
CONFIDENTIAL

A Request for Services of
PRIORITY POSTING AND PUBLICATION
17821 EAST SEVENTEENTH STREET
SUITE 260
TUSTIN, CA 92780

For Pub. & Post Use Only

FROM: **CALIFORNIA RECONVEYANCE COMPANY**
800-892-6902
DO NOT PUBLISH OR POST BEFORE: 03-17-2008

TS No.: 723397CA Sale Date: 04/07/2008
Loan No.:

_X_ PLEASE POST the property and the appropriate public place.

_X_ "Notice of Trustee's Sale" attached
_X_ Legal Description attached
_X_ Plat Map attached

_X_ PLEASE PUBLISH the item(s) indicated.

_X_ "Notice of Trustee's Sale"
_____ "Notice of Default"
_____ "Substitution of Trustee"

_X_ PLEASE CONDUCT THE SALE.

_____ USE\\Federal Express\\Express Mail or facsimile, if necessary.

First Publication Date: 03/18/2008

Comments:

Newspaper: DAILY RECORDER (SACRAMENTO)

Please telephone me immediately if you have any questions about the services requested. Please fax back this request with your order no.

Thank you.

FERNANDO LOPEZ,
ASSET RECOVERY SPECIALIST II
818-775-7464

Control Number

Date Rec'd: _____

By: _____

Client #: _____

Entered: _____

Posting(s): _____

Fed Ex: _____

Express: _____

FAX: _____

Pub. Cost: _____

Cert. Cost: _____

Alt. Sale Date: _____

Alt. Pub. Date: _____

Comments:

JPMC-001614
CONFIDENTIAL

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N110612
Chatsworth, CA 91311

Trustee Sale No. 7233570A
Loan No.
Title Order No. M721884

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/04/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 04/07/2008 at 01:30 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01/10/2007, Book 20070110, Page 1318, Instrument , of official records in the Office of the Recorder of SACRAMENTO County, California, executed by: LAURA RICHARDSON, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH STREET, SACRAMENTO, CA

Legal Description: LOT 269 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

Amount of unpaid balance and other charges: $578,384.52(estimated)

Street address and other common designation of the real property: 3622 WEST CURTIS DRIVE
SACRAMENTO, CA 95818
APN Number: 013-0368-001-0000

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

DATE: 03-17-2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee
(714) 259-7850 or www.fidelityasap.com
(714) 573-1965 or www.priorityposting.com

Deborah Brignac

DEBORAH BRIGNAC, VICE PRESIDENT
9200 OAKDALE AVE
MAILSTOP N110612
CHATSWORTH, CA 91311

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PRIORITY POSTING AND PUBLISHING
17501 Irvine Blvd., Suite 1
Tustin, CA 92780
(714)573-7777 FAX (714)573-9547

TS Number: 723397CA
Priority Number: 377335

CERTIFICATE OF POSTPONEMENT

On Monday, April 7 2008 at 01:30 PM, the undersigned appeared at the location described in the Notice of Trustee Sale and publicly announced postponement of said sale from Monday, April 7 2008 at 01:30 PM to Wednesday, May 7 2008 at 01:30 PM at the same location. The reason for postponement is MUTUAL AGREEMENT.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

By:

(Mike Birdsall (29))

Dated this 7th day of April , 2008

CUSTOMER ADDRESS California Reconveyance Company
9200 Oakdale Avenue
Mail Stop: N 110612
Chatsworth, CA 91311

JPMC-001616
CONFIDENTIAL

First American National Default System 1.5.4.4

File View Processes Communications Images Maintenance Help

Foreclosure

Special Instructions

Don't Show as Default

04/04/08: PER NEWTRAK, RYAN PACURAS, PLACE FILE ON LOSS MIT HOLD. HC

Loss Mit Hold | WASHINGTON-MUTT | RICHARDSON | 723397CA | 072994489 | FC-NON-JUDICIAL | Sub Prime-Conventional | CA | Active

start | WASHINGTON MUTUAL BANK, FA | 12:50 PM | Wednesday | 04/16/2008

JPMC-001617
CONFIDENTIAL

Print this page

Process Management Notes in Loan #
Printed: 4/16/2008 2:52:18 PM, Carlos Bernal
View: Single Note

1.

Written By: Tracey Hovland, Fidelity
Date: 4/16/2008 1:18:00 PM
Type: Event Update
Process: FC_Proceed
Borrower: RICHARDSON
Note:
User has updated the system for the following event: Advised Counsel to Proceed with foreclosure, completed on 4/16/2008

JPMC-001618
CONFIDENTIAL

PRIORITY POSTING AND PUBLISHING
17501 Irvine Blvd., Suite 1
Tustin, CA 92780
(714)573-7777 FAX (714)573-9547

TS Number: 723397CA
Priority Number: 377335

CERTIFICATE OF SALE

On 05/07/2008 at 01:30PM, the undersigned appeared at the location described in the Notice of Trustee Sale and conducted a Trustee's Sale as agent for California Reconveyance Company

At said sale, the property described in the Notice of Trustee Sale was sold to: JIM YORKRED ROCK MORTGAGE, INC. for the sum of $388,000.01.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

By: Mike Birdsall

(Mike Birdsall (29))

Dated this 7th day of May , 2008

CUSTOMER ADDRESS California Reconveyance Company
9200 Oakdale Avenue
Mail Stop: N 110612
Chatsworth, CA 91311

JPMC-001619
CONFIDENTIAL

TS# 723397CA

Total Amount Deposited
Sale Price
Refund to Purchaser

Sale Price
Amount Due to Beneficiary — total debt
Funds — higher than sale price
Amount Due to Beneficiary
Trustee's Deed recording fee
Total Amount due to Bene. After Sale

Refund to Purchaser
Trustee's Deed Recording Fee
Total amount due to Purchaser

95R13
paid

FEE - 100.--
MOS - 11.00
MNS - 14.00
$ 125.00

JPMC-001620
CONFIDENTIAL

3rd Party 9 2001

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue N 110612
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Date: 05/12/2008

Washington Mutual Home Loans, Inc.
Default Cash Processing
7255 Baymeadows Way
Jacksonville, FL 32256
Mail Stop JAXB2007

Loan No: [redacted]
T.S. No: 723397CA
Owner(s): LAURA RICHARDSON, AN UNMARRIED WOMAN
APN: [redacted]
Property: 3622 WEST CURTIS DRIVE
SACRAMENTO, CA 95618

Please be advised that the above-referenced property sold to a third party purchaser for the amount of $388,000.01.

Enclosed please find check number 530-030079 in the amount of $388,000.01, which represents the purchase price.

Please call if you have any questions.

Sincerely,
CALIFORNIA RECONVEYANCE COMPANY

BELINDA QUINDARA, ASSET RECOVERY SPECIALIST II
818-775-7470

JPMC-001621
CONFIDENTIAL

WHEN RECORDED MAIL TO:
RED ROCK MORTGAGE, INC.

MAIL TAX STATEMENTS TO:
RED ROCK MORTGAGE, INC.
3600 AMERICAN RIVER DRIVE #135
SACRAMENTO, CA 95864

Copy

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. [redacted] Title Order No. M721884

TRUSTEE'S DEED UPON SALE

APN [redacted] T.R.A. No.

The undersigned grantor declares:

1) The Grantee herein was not the foreclosing beneficiary.
2) The amount of the unpaid debt together with costs was.....$574,023.87
3) The amount paid by the grantee at the trustee sale was $388,000.01
4) The documentary transfer tax is .....$
5) Said property is in SACRAMENTO

and CALIFORNIA RECONVEYANCE COMPANY (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **Red Rock Mortgage, Inc.** (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of SACRAMENTO, State of California, described as follows: LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

Situs: 3622 WEST CURTIS DRIVE, , SACRAMENTO, CA 95818

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01/04/2007 and executed by LAURA RICHARDSON, AN UNMARRIED WOMAN, as Trustor, and Recorded 01/10/2007, Book 20070110, Page 1818, Instrument of official records of SACRAMENTO County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 05/07/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being $388,000.01 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 05/09/2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Karime Arias, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On May 09, 2008 before me, IRMA GARCIA TORRES, "Notary Public" personally appeared KARIME ARIAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

IRMA GARCIA TORRES
Commission # 1666592
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2008

JPMC-001623
CONFIDENTIAL

California Reconveyance Company
P.O. BOX 6203, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
FINANCIAL INSTRUMENTS
16-498/1220 1050200341

530-030079

05/12/2008

PAY TO THE ORDER OF Washington Mutual Bank $ **388,000.01

Three Hundred Eighty-Eight Thousand and 01/100********** DOLLARS

MEMO

TS 723397CA LM 80

CALIFORNIA RECONVEYANCE COMPANY
Washington Mutual Bank
Payment To Beneficiary- Trustee's Sale

05/12/2008 530-030079 388,000.01

Union Bank 388,000.01

CALIFORNIA RECONVEYANCE COMPANY
Washington Mutual Bank
Payment To Beneficiary- Trustee's Sale

05/12/2008 530-030079 388,000.01

Union Bank 388,000.01

SUPERIOR PRESS • (888) 390-7998 JB1007429

JPMC-001624
CONFIDENTIAL

CSOC.RICH.002516

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue N 110612
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Date: 05/12/2008

RED ROCK MORTGAGE, INC.
3600 AMERICAN RIVER DRIVE #135
SACRAMENTO, CA 95864

Attention: Jim York

T.S. No: 723397CA
Loan No:
APN:
Property Address: 3622 WEST CURTIS DRIVE
SACRAMENTO, CA 95618
County: SACRAMENTO

Dear Sir/Madam:

Enclosed is the original Trustee's Deed Upon Sale for you to record. In order to properly perfect the trustee sale, please record this Deed within 15 calendar days after the sale.

If you have any questions, please contact this office.

Sincerely,

CALIFORNIA RECONVEYANCE COMPANY

BELINDA QUINDARA, ASSET RECOVERY SPECIALIST II
818-775-7470

Enclosure(s)

[redacted]

Foreclosure Sale Bidding Instructions

CLIENT	WAMU SHLS	CLIENT LOAN NUMBER	[redacted]
BORROWER NAME	LAURA RICHARDSON	ATTORNEY	
PROPERTY ADDRESS	3622 W CURTIS DR SACRAMENTO, CA 95618		
LOAN TYPE	Conventional Uninsured	INSURER	% -
INVESTOR NAME	WASHINGTON MUTUAL BANK	INVESTOR CODE	A23/269
INVESTOR LOAN NO.	[redacted]	OCCUPANCY STAT.	VAC/SECURED
TOTAL DEBT	$ 573,898.87	MARKET VALUE	$475,000.00

Sale Date 05/07/08

TOTAL DEBT BREAKDOWN

SYSTEM TOTALS

PRINCIPAL BALANCE		$ 533,455.31
INTEREST TO	5/7/2008	$ 39,891.78
MIP/PMI PREMIUM		$ -
ESCROW ADVANCE		$ -
ESCROW BALANCE		$ -
SUSPENSE BALANCE		$ (2,466.52)
HUD BALANCE		$ -
REPLACEMENT RESERVE		$ -
RESTRICTED ESCROW		$ -
TOTAL-FEES		$ 86.00
ACCUM LATE CHARGES		$ 268.06
ACCUM NSF CHARGES		$ -
OTHER FEES DUE		$ 48.80
CORP ADVANCE BALANCE		$ 2,214.24

ADDITIONAL ADVANCES

PENDING HAZ DISB	$ -
PENDING TAX DISB	$ -
PENDING MIP DISB	$ -
PENDING LT CHARGE	$ 253.68
APPRAISAL/BPO	$ -
PROPERTY PRES.	$ 175.00
PROPERTY INSP.	$ 8.90
TOTAL DEBT	$ 573,898.87

aclemons 117693884

IF TRANSFER OF TAXES OR SHERIFFS COST APPLY, PLEASE BEGIN BIDDING AT THE MIN INCREASING INCREMENTALLY AS ALLOWED BY YOUR STATE, NOT TO EXCEED THE MAXI BELOW.

Please bid specified amount of $388,000.00. Please do not add fees and costs.

RECORDING INSTRUCTIONS

SHOULD THE STATE ALLOWABLE BID AMOUNT BE LESS THAN THE MAX BID AMOUNT PROVIDED ABOVE, PLEASE CONTACT OUR OFFICE IMMEDIATELY FOR INSTRUCTIONS ON HOW TO PROCEED.

PLEASE NOTE: SALES RESULTS MUST BE PROVIDED VIA NEWTRAK WITHIN 24 HOURS OF THE SALE SO AS TO AVOID ANY POTENTIAL LATE NOTIFICATION PENALTIES.

JPMC-001626
CONFIDENTIAL

CSOC.RICH.002518

Cabral, Anthony Z.

From: Diana Carlson [redacted]
Sent: Wednesday, May 07, 2008 3:23 PM
To: GM CRC BIDS
Subject: Sale Results for TS# 723397CA

California Reconveyance Company
Re: Sale Results
Priority No.: 377335

Attn: Foreclosure Department
Your T.S. number 723397CA sold to a 3rd party on 05/07/2008 in the county of Sacramento at 01:30PM.

Said property sold for: $ 388000.01

Total required: $ 388000.01

Amount received: $ 388000.01

Said property sold to: JIM YORK

Vested as: RED ROCK MORTGAGE, INC.

Address: 3600 AMERICAN RIVER DRIVE #135 , SACRAMENTO, CA 95864

Telephone No.: [redacted]

CA Driver's license No.: [redacted]

Comments: 1-B 3-W

Should you have any questons, please feel free to contact our Sales Department at (800)570-3500

JPMC-001627
CONFIDENTIAL

05/07/2008

California Reconveyance Company
9200 Oakdale Avenue – N110612
Chatsworth, CA 91311
(800) 892-6902

May 07, 2008

BIDDING INSTRUCTIONS

Sale Date: 05/07/2008 **Trustee Sale Number: 723397CA**
County: SACRAMENTO
Loan Number:
Trustor: LAURA RICHARDSON
Property Address: 3622 WEST CURTIS DRIVE , SACRAMENTO, CA 95818
Posting and Publication Company: PRIORITY POSTING AND PUBLICATION

Opening Bid = $388,000.00
___ Total Debt __X_ Specified

Please note the following marked special instructions:-

_____Please bid on behalf of our lender to protect their second lien.
a. First competitive bid = $1.00 (one dollar) over the opening bid
a. Second and final bid = $
b. Copies of check enclosed.

__X__Disclose at Sale: Bidders are advised that this sale is being conducted on as AS IS, WHERE IS basis. No representation or warranties are being made by Trustee or Beneficiary regarding the condition of the property or its habitability.

_____Other:

ANTHONY CABRAL
818-775-2350

JPMC-001628
CONFIDENTIAL

PRIORITY™
POSTING AND PUBLISHING

TRUSTEE SALE ☒
TRUSTOR PAYMENT ( )

RECEIPT OF FUNDS AND INSTRUCTIONS

T.S. NO. 723397 CA PRIORITY NO. 377335 DATE 5-7-08
TRUSTEE California Reconveyance Co.
ADDRESS 9200 Oakdale Ave, # 110612
CITY Chatsworth STATE CA ZIP 91311
PHONE NO. 800-892-6902 CONTACT Deborah Brignac

CHECK NO.	NAME OF BANK	AMOUNT
0035906975	Wells Fargo BK	$ 388,000.01
		$
		$
		$
		$
		$

TOTAL OF ANY CASH RECEIVED $ -0-

SUCCESSFUL BID $ 388,000.01
TRANSFER TAX $ -0-
RECORDING FEES $ -0-
REFUND PAYABLE TO N/A
RECEIVED BY [illegible]
BUYERS NAME Jim York

TOTAL RECEIVED $ 388,000.01
AMOUNT REQUIRED $ 388,000.01
REFUND AMOUNT $ -0-
BUYERS SIGNATURE [illegible]
DRIVERS LICENSE NO. [redacted]

TITLE TO PROPERTY TO BE VESTED AS FOLLOWS Red Rock Mortgage, Inc.

ADDRESS 3600 American River Dr., # 135
CITY Sacramento STATE CA ZIP 95864
PHONE NO. [redacted]

JPMC-001629
CONFIDENTIAL

3rd Party Sale

GENERAL LEDGER MISCELLANEOUS RECEIPT

(1-2) FD | (3-8) KP From Batch Transmittal

COMPANY: CALIFORNIA RECONVEYANCE COMPANY

DATE: 05/08/08

CHECK AMOUNT $ 388,000.01

RECEIVED FROM: Jim York

IN PAYMENT FOR

CHECK NUMBERS: 33906975

ACCOUNTING NUMBER (17) GENERAL LEDGER	(24) DETAIL	(42) SECOND REFERENCE NUMBER	AMOUNT	(55) TRANSACTION DESCRIPTION
42990	9352	Ts #723397CA	388,000.01	TS# 3rd party sale ck#

TOTAL $ 388,000.01

PREPARED BY: Belinda Quindara 05/08/08

APPROVED BY: Karime Arias

Page 1

JPMC-001630
CONFIDENTIAL

GENERAL LEDGER BATCH TRANSMITTAL

SOURCE DOCUMENTS TYPE

TS #723397CA

BATCH NUMBER	
INPUT CENTER 111	

DOCUMENT REFERENCE NUMBERS	
BEGINNING	ENDING

CALIFORNIA . RECONVEYANCE CO [X]

BATCH TOTAL
3 8 8 , 0 0 0 . 0 1

SOURCE DOCUMENT	
MISC. RECEIPT	[X]
LOAN CHECK	[ ]

EFFECTIVE DATE
M M D D Y Y
05/08/2008

OFFSETTING ACTIVITY - NOT POSTED BY SAVINGS DEPARTMENT

TOTAL CHECKS DEPOSITED DEBIT
$388,000.01

TOTAL CHECKS ISSUED CREDIT

ACCOUNT NUMBER	
GENERAL LEDGER	DETAIL
10375	9352

MISSING DOCUMENTS

REFERENCE NUMBER OF VOIDED DOCUMENTS

PREPARED BY	DATE
Belinda Quindara	05/08/08
APPROVED BY Karime Arias	DATE 5/8/08

LEGBTCH.XLS

JPMC-001631
CONFIDENTIAL

00339 / Office AU # — 11-24 / 1210[6]

CASHIER'S CHECK

Operator I.D.: cu015462 cu002254

May 07, 2008

PAY TO THE ORDER OF ***CALIFORNIA RECONVEYANCE COMPANY***

Three hundred eighty-eight thousand dollars and 01 cent **$388,000.01**

WELLS FARGO BANK, N.A.
400 CAPITOL MALL
SACRAMENTO, CA 95814
FOR INQUIRIES CALL (480) 394-3122

AUTHORIZED SIGNATURE

VOID IF OVER US$ 388,000.01

AUTHORIZED SIGNATURE

JPMC-001632
CONFIDENTIAL

CSOC.RICH.002524

CHECK REQUISITION

UNION BANK

Date: May 09, 2008

Amount Requested: $388,000.01

Payee: Washington Mutual Bank

Reason for Payment:

X Payment to Beneficiary - Trustee's Sale
__ Refund to Purchaser - Overpayment
__ Surplus Funds - 1st Junior Lien
__ Surplus Funds - 2nd Junior Lien
__ Surplus Funds - Postage
__ Surplus Funds – To Surplus Funds Attorney
__ Trustee's Fees
__ Recording Fees or Documentary Transfer Tax
__ Other (Please explain reason)

Second Reference Number: TS #723397CA

Loan Number:

G/L #: 42990

Detail #: 9352

Requested By: BELINDA QUINDARA

Approved By:

FA_MERGE.DOC

JPMC-001633
CONFIDENTIAL

PRIORITY POSTING AND PUBLISHING
17501 Irvine Blvd. Suite 1, Tustin, CA. 92780
(714) 573 - 7777 FAX (714) 573 - 7755

PUBLICATION CONFIRMATION

Customer : California Reconveyance Company

TS#/Client Ref.: 723397CA

Priority Number : 377385

Daily Recorder, The (Sacramento) does hereby certify:

That the notice of trustee sale published in it's newspaper on :

3/18/2008
3/25/2008
4/1/2008

Confirmation printed on: Saturday, June 13, 2009

JPMC-001634
CONFIDENTIAL

AFFIDAVIT OF MAILING

Date: 03/17/2008

REF. No.: 723397CA

Mailing: 104CA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of California Reconveyance Company; is not a party to the within action; and that on March 17, 2008, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X_____
Affiant Valdemar Botello

2208073543
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

2208073544
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

2208073545
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

2208073546
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

2208073547
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

2208073548
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

2208073549
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

JPMC-001635
CONFIDENTIAL

AFFIDAVIT OF MAILING

Date: 03/17/2008

REF. No.: 723397CA

Mailing: 104CA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of California Reconveyance Company; is not a party to the within action; and that on March 17, 2008, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X_____
Affiant Valdemar Botello

7113825714726389707
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

7113825714726389738
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

7113825714726389769
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

7113825714726389714
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

7113825714726389745
TSN NUMBER: 723397
LAURA RICHARDSON
3622 W CURTIS DR
SACRAMENTO, CA 95818-4462

7113825714726389721
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

7113825714726389752
TSN NUMBER: 723397
LAURA RICHARDSON
717 E VERNON ST
LONG BEACH, CA 90806-2726

JPMC-001636
CONFIDENTIAL

Priority Posting

PRIORITY POSTING AND PUBLISHING
17501 Irvine Blvd, Suite 1, Tustin, CA 92780
(714) 573 - 7777 FAX (714) 573 - 7755

Saturday, June 13, 2009
8:58:15 AM

Order Details

Customer : California Reconveyance Company

Customer Contact :

T3#/Client Ref.: 722397CA

Open Date : 3/6/2008

PPP Number : 377338

Sale Date : 5/7/2008

Agent : Mike Birdsall

Loan Number :

Current Instructions : (none)

Total Charges : 0

Property Details

Address : 3622 West Curtis Drive , Sacramento CA 95818

County : Sacramento

Type : Single Family Residence

Color : Gray

Condition : Fair

Status : Vacant

Structure : Woodframe

Condition : Fair

Comments :

APN :

Posting Date : 3/17/2008

Address : 720 9th St. Sacramento

Publishing Details

Newspaper : Daily Recorder, The (Sacramento)

Trustee Sale Information

Trustor : Laura Richardson, an unmarried woman

Last Date : 4/7/2008

Cancel Type :

Sale Location : At the main entrance to the County Courthouse, 720 9th St., Sacramento, CA

Auction Results

Sale Amount : 388000.01

JPMC-001637
CONFIDENTIAL

06/13/2009

Priority Posting

Sale Time : 01:30

Bid Amount : 388000

Doc. Tax : 0

Other Amount : 0

Vesting : RED ROCK MORTGAGE, INC.

Est. Bid Amount : 578384.52

Record Amount : 0

Collect Amount : 388000.01

Other Details

As more fully described in said Deed of Trust

JPMC-001638
CONFIDENTIAL

PRIORITY POSTING AND PUBLISHING
17501 Irvine Blvd, Suite 1, Tustin, CA. 92780
(714) 573 - 7777 FAX (714) 573 - 7755

CERTIFICATE OF POSTING

Customer : California Reconveyance Company

TS#/Client Ref.: 723397CA

Priority Number : 377335

Mike Birdsall does hereby certify:

That on the 17th day of March, 2008 posted a copy of the Notice in conspicuous place or places, as hereinafter stated, on each non contiguous lot, place or parcel of the real property described in said notice, to wit:

Location of Posting: On Front Door

STATEMENT OF PROPERTY CONDITIONS

Address : 3622 West Curtis Drive

City of : Sacramento

County : Sacramento

Condition of Landscaping : Fair

Condition of Improvements : Fair

Type : Single Family Residence

Color : Gray

Type of Structure : Woodframe

Comments :

JPMC-001639
CONFIDENTIAL

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311

Sacramento County Recording
Frederick B. Garcia, Clerk/Recorder
BOOK 20080602 PAGE 0885
Check Number 365268
Monday, JUN 02, 2008 10:45:44 AM
Ttl Pd $14.00 Nbr-0005416923
MCY/82/1-2

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. [redacted] Title Order No. M721884

NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE

This Notice of Rescission is made on 05/30/2008 with respect to the following facts:

1. That CALIFORNIA RECONVEYANCE COMPANY, a California Corporation as the duly appointed trustee under that certain Deed of Trust dated 01/04/2007, and Recorded 01/10/2007, Book 20070110, Page 1818, Instrument naming LAURA RICHARDSON, AN UNMARRIED WOMAN as trustor and WASHINGTON MUTUAL BANK as beneficiary, securing a Promissory Note in the amount of $535,001.00.

2. The Deed of Trust encumbers the real property situated in the County of SACRAMENTO, State of CALIFORNIA, described as follows:
LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

A.P.N.: [redacted]
Situs: 3622 WEST CURTIS DRIVE, SACRAMENTO, CA 95818

3. That by virtue of a Default under the terms of the Deed of Trust the Beneficiary did declare a default, as set forth in a Notice of Default and Election to Sell, which Notice was recorded in the Office of the County Recorder of SACRAMENTO, California.

4. On 05/07/2008, at 01:30 PM the property was purportedly sold to RED ROCK MORTGAGE, INC., being the highest bidder at such sale who bid the amount of $368,000.01.

5. The Trustee's Sale on 05/07/2008 is being rescinded at the request of the Beneficiary, as the Beneficiary had previously agreed to postpone the foreclosure sale to June 4, 2008. The Trustee's sale of 05/07/2008 is therefore null and void, and of no force and effect.

6. The express purpose for this Notice of Rescission is to return the priority and existence of all lien holders to the status quo ante that existed prior to the Trustee's Sale.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS, WHOMEVER AND WHATSOEVER LOCATED, THAT THE TRUSTEE'S DEED UPON SALE DATED 05/09/2008, FROM CALIFORNIA RECONVEYANCE COMPANY TO RED ROCK MORTGAGE, INC. AND RECORDED 05/19/2008 IN BOOK 20080519, PAGE 0487, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY IS HEREBY RESCINDED AND SHALL HAVE NO FURTHER FORCE OR EFFECT WHATSOEVER.

IN WITNESS WHEREOF, CALIFORNIA RECONVEYANCE COMPANY, has caused its corporate name and seal to be hereto affixed by its authorized signature.

DATE: 05/29/2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

BY _____
Colleen Irby, Assistant Secretary

BY _____
Karime Arias, Assistant Secretary

WASHINGTON MUTUAL BANK, FA

BY _____
Deborah Brignac, Vice President

BY _____
Huey-Jen Chiu, Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5/29/08 before me, SIERRIE HERRADURA, "Notary Public" personally appeared DEBORAH BRIGNAC, HUEY-JEN CHIU, COLLEEN IRBY AND KARIME ARIAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SIERRIE HERRADURA
Commission # 1792714
Notary Public - California
Los Angeles County
My Comm. Expires Mar 3, 2012

This document filed for recording By Fidelity National Title Insurance and Trust as an accommodation only. It has not been examined as to its execution or as its effect upon the title.

JPMC-001641
CONFIDENTIAL

PARKINSON PHINNEY

[illegible]
[illegible]
[illegible] 916-449-1444
FAX 916-449-1440
[illegible]
Donna T. Parkinson
916.449.1441 direct
dtp@parkinsonphinney.com

June 10, 2008

Via Federal Express

Huey-Jen Chiu
Vice President
California Reconveyance Company
9200 Oakdale Ave.
Chatsworth, CA 91311

Re: James York and Red Rock Mortgage, Inc.
Trustee Sale No. 723397CA
Loan No. [redacted]
Property Address: 3622 W. Curtis Drive, Sacramento, CA

Dear Mr. Chiu,

I am returning your check in the sum of $319,109.05. By returning this check, I am also rejecting your offer to rescind the foreclosure sale. Please refer any questions or comments to Tom Sheridan at Wagner Kirkman et al, telephone number (916) 920-5286, to whom any litigation matters relating to this has been referred.

Donna T. Parkinson

Very truly yours,

PARKINSON PHINNEY

Donna T. Parkinson

By Donna T. Parkinson
DTP:tb
Enclosures

Cc: Jim York
Tom Sheridan
Robin Klomparens

[7725/00014/DTP/A0053986.DOC]

JPMC-001642
CONFIDENTIAL

P.O. Box 6200
Northridge, California 91328-6200

June 3, 2008

Donna Parkinson, Esq.
Parkinson & Phinney, LLC
400 Capitol Mall, 11th Floor
Sacramento, CA 95814

Re: Your Clients: James York and Red Rock Mortgage, Inc.
Our Trustee Sale No. 723397CA
Loan No. [redacted]
Property Address: 3622 W. Curtis Drive, Sacramento, CA

Dear Ms. Parkinson:

Per letter sent to your office, dated June 2, 2008, from Martin T. McGuinn, Washington Mutual Bank's counsel, please find enclosed check no. 530-030248 for $391,190.06 payable to Red Rock Mortgage, Inc. The amount is for the refund for the purchase funds of $388,001.01, plus $3,189.05, which is the 10% interest through June 6, 2008.

I am also enclosing a conformed copy of the recorded Notice of Rescission of Trustee's Deed Upon Sale document.

Sincerely,

Huey-Jen Chiu
Vice President
(818) 775-2340

JPMC-001643
CONFIDENTIAL

CSOC.RICH.002535

THIS IS TO CERTIFY THAT THIS IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL RECORDED IN THE OFFICE OF THE COUNTY

RECORDER ON: June 2, 2008

AS DOCUMENT NO: BK: 20080602 / PG: 885

BY: s/ Khundy Vy

FIDELITY NATIONAL DEFAULT SOLUTIONS

Trustee Sale No 723397CA Loan No [redacted] File Order No MT21984

NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE

This Notice of Rescission is made on 05/30/2008 with respect to the following facts

1 That CALIFORNIA RECONVEYANCE COMPANY, a California Corporation as the duly appointed trustee under that certain Deed of Trust dated 01/04/2007 and Recorded 01/10/2007 Book 20070110, Page 1978, Instrument (number) LAURA RICHARDSON, AN UNMARRIED WOMAN as trustor and WASHINGTON MUTUAL BANK as beneficiary covering a Promissory Note in the amount of $535,601 00

2 The Deed of Trust encumbers the real property situated in the County of SACRAMENTO State of CALIFORNIA described as follows

LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV 6" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO 18

APN [redacted]

Situs 3632 WEST CURTIS DRIVE, SACRAMENTO, CA 95816

3 That by virtue of a Default under the terms of the Deed of Trust the Beneficiary did declare a default, as set forth in a Notice of Default and Election to Sell, which Notice was recorded in the Office of the County Recorder of SACRAMENTO California

4 On 05/07/2008 at 01 30 PM the property was purportedly sold to RED ROCK MORTGAGE INC, being the highest bidder at such sale who bid the amount of $388,000 01

5 The Trustee's Sale on 05/07/2008 is being rescinded at the request of the Beneficiary as the Beneficiary had previously agreed to postpone the foreclosure sale to June 4 2008 The Trustee's sale of 05/07/2008 is therefore null and void, and of no force and effect

6 The express purpose for this Notice of Rescission is to return the property and existence of all lien holders to the status quo ante that existed prior to the Trustee's Sale.

NOW THEREFORE THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS, WHOMEVER AND WHATSOEVER DICATED THAT THE TRUSTEE'S DEED UPON SALE DATED 05/09/2008, FROM CALIFORNIA RECONVEYANCE COMPANY TO RED ROCK MORTGAGE INC AND RECORDED 05/19/2008 IN BOOK 20080519 PAGE 0467, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY IS HEREBY RESCINDED AND SHALL HAVE NO FURTHER FORCE OR EFFECT WHATSOEVER

JPMC-001644
CONFIDENTIAL

IN WITNESS WHEREOF, CALIFORNIA RECONVEYANCE COMPANY has caused its corporate name and seal to be hereto affixed by its authorized signature

DATE: 10/30/2008

CALIFORNIA RECONVEYANCE COMPANY as Trustee

Christopher Bry, Assistant Secretary

Yolanda Arias, Assistant Secretary

WASHINGTON MUTUAL BANK, FA

BY Deborah Bagnac, Vice President

BY Huey Jao, Chief Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5/29/08 before me, SHERRIE HERRADURA, "Notary Public" personally appeared DEBORAH BAGNAC, HUEY JAO, COLLEEN RUDY AND SARAH ARIAS, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

SHERRIE HERRADURA
Commission # 1793714
Notary Public - California
Los Angeles County
My Comm. Expires Apr 3, 2013

This document files for recording as public, national & life insurance and trust is an accommodation only. It has not been examined as to its execution or its effect upon the title

JPMC-001645
CONFIDENTIAL

CSOC.RICH.002537

Chiu, Huey-Jen

From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:13 AM
To: Chiu, Huey-Jen
Cc: Brignac, Deborah P.
Subject: RE: Richardson foreclosure -- Red Rock settlement.

you can send to me

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Battaglia, Paul J.
Sent: Thursday, July 03, 2008 12:00 PM
To: Chiu, Huey-Jen
Cc: Thorn, Ann; 'Martin T. McGuinn'; Brignac, Deborah P.
Subject: RE: Richardson foreclosure -- Red Rock settlement

Either Ann, or wheever Ann asks you to send it to.

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From: Chiu, Huey-Jen
Sent: Thursday, July 03, 2008 8:55 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; 'Martin T. McGuinn'; Brignac, Deborah P.
Subject: RE: Richardson foreclosure -- Red Rock settlement

Any particular person that I should send the WaMu check to?

[illegible] Vice President
[illegible] Manager
[illegible] Conveyance Company
[illegible]

[illegible] Conveyance Company
[illegible] Avenue, #1106 E
[illegible] Pasadena CA 91311

[illegible]
[illegible]

The communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email immediately, delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Battaglia, Paul J.
Sent: Thursday, July 03, 2008 8:53 AM
To: Chiu, Huey-Jen
Cc: Thorn, Ann; 'Martin T. McGuinn'; Brignac, Deborah P.
Subject: RE: Richardson foreclosure -- Red Rock settlement

Redacted

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From: Chiu, Huey-Jen
Sent: Thursday, July 03, 2008 8:19 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; 'Martin T. McGuinn'
Subject: RE: Richardson foreclosure -- Red Rock settlement

Redacted

Huey-Jen Chiu, Vice President
Litigation Manager
California Reconveyance Company
Home Loans

California Reconveyance Company
9200 Oakdale Avenue, N110612
Chatsworth, CA 91311

818-775-2340 direct
huey-jen.chiu@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Battaglia, Paul J.
Sent: Wednesday, July 02, 2008 7:00 PM
To: Chiu, Huey-Jen
Cc: Thorn, Ann; 'Martin T. McGuinn'
Subject: FW: Richardson foreclosure -- Red Rock settlement

Redacted

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From: Battaglia, Paul J.
Sent: Wednesday, July 02, 2008 6:58 PM
To: Thorn, Ann; Brignac, Deborah P.
Cc: 'Martin T. McGuinn'

Subject: Richardson foreclosure -- Red Rock settlement

Redacted

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From: Martin T. McGuinn [redacted]
Sent: Wednesday, July 02, 2008 6:21 PM
To: Battaglia, Paul J.
Cc: Stevens, Lawrence W.
Subject: DOCSSEA-#180284-v2-Modifications suggested by Sheridan

Redacted

Redacted

Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn@
Direct Dial: (619) 525
Direct Fax: (619) 525

In Compliance with the Fair Debt Collection Practices Act, 15 U.S.C. § 1692e(11):
THIS MESSAGE IS FROM A DEBT COLLECTOR.
ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This electronic message contains privileged or confidential information which is solely intended for the use of the addressee(s) listed as recipient(s). If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone at (619) 525-1659 or (619) 685-4000, and return the original message to Kirby & McGuinn, A P.C., 600 B Street, Ste. 1950, San Diego, CA 92101.

THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK AND IS ALTERATION PROTECTED.

California Reconveyance Company
P.O. BOX 6200, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
FINANCIAL INSTITUTIONS
15-484/1220 105029341

06/03/2008

$**391,190.05

PAY TO THE ORDER OF Red Rock Mortgage, Inc.

Three Hundred Ninety-One Thousand One Hundred Ninety and 05/100********** DOLLARS.

MEMO

ts# 723397ca loan #

JPMC-001651
CONFIDENTIAL

CSOC.RICH.002543

GENERAL LEDGER BATCH TRANSMITTAL

BATCH NUMBER	
INPUT CENTER 111	

DOCUMENT REFERENCE NUMBERS	
BEGINNING	ENDING
THROUGH	

CALIFORNIA RECONVEYANCE CO	[X]

BATCH TOTAL
$391,190.05

SOURCE DOCUMENT	
MISC. RECEIPT	[X]
LOAN CHECK	[ ]

EFFECTIVE DATE
M M D D Y Y
07/03/2008

OFFSETTING ACTIVITY - NOT POSTED BY SAVINGS DEPARTMENT

TOTAL CHECKS DEPOSITED DEBIT

TOTAL CHECKS ISSUED CREDIT
$391,190.05

ACCOUNT NUMBER	
GENERAL LEDGER	DETAIL
10375	9352

PREPARED BY	DATE
antoine rizk	07/03/2008
APPROVED BY	DATE

LEGBTCH.XLS

JPMC-001652
CONFIDENTIAL

CSOC.RICH.002544

GENERAL LEDGER MISCELLANEOUS RECEIPT

(1-2) FD	(3-8) KP From Batch Transmittal	(9) Number

COMPANY
CALIFORNIA RECONVEYANCE COMPANY

DATE:

CHECK AMOUNT
$ 391,190.05

RECEIVED FROM CRC
IN PAYMENT FOR
CHECK NUMBERS:

ACCOUNTING DISTRIBUTION

ACCOUNTING NUMBER				
(17) GENERAL LEDGER	(24) DETAIL	(42) SECOND REFERENCE NUMBER	AMOUNT	(55) TRANSACTION DESCRIPTION
~~86655~~ 42990	9352	723397CA	$ 391,190.05	SALE INVALIDATED
			$ 391,190.05	

PREPARED BY
Antoine Rizk
APPROVED BY

JPMC-001653
CONFIDENTIAL

CSOC.RICH.002545

From: Origin ID: BLUA (916)449-1444
Donna Rankinson
Perkinson Pflinney
400 Capitol Mall, 11th Floor

Sacramento, CA 95814

FedEx Express

Ship Date: 10JUN08
Actwgt: 1 LB
Systemx: 9.00,9961,INET6010
Acctnum: S

Delivery Address Bar Code

SHIP TO: 818-775-2340 BILL SENDER
Huey-Jen Chiu, Vice President
California Reconveyance Company
9200 Oakdale Ave

Chatsworth, CA 91311

Ref # 7725.00014
Invoice #
PO #
Dept #

TRK# 0201 7920 6986 2882

WED - 11JUN A2
STANDARD OVERNIGHT

WZ HAFA

91311
CA-US
BUR

After printing this label:
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com.FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery,misdelivery,or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim.Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage,whether direct, incidental,consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss.Maximum for items of extraordinary value is $500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

JPMC-001654
CONFIDENTIAL

California Reconveyance Company
P.O. BOX 6200, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
FINANCIAL INSTITUTIONS
16-19-6/1220 1050200341

07/03/2008

$ **388,000.01

PAY TO THE ORDER OF Red Rock Mortgage, Inc.

Three Hundred Eighty-Eight Thousand and 01/100********** DOLLARS

MEMO TS 723397CA LN

CALIFORNIA RECONVEYANCE COMPANY
Red Rock Mortgage, Inc.
Invalid Sale

07/03/2008

388,000.01

Union Bank

CALIFORNIA RECONVEYANCE COMPANY
Red Rock Mortgage, Inc.
Invalid Sale

07/03/2008

Union Bank

388,000.01

JPMC-001655
CONFIDENTIAL

SUPERIOR PRESS • (888) 590-7998 JB1012078

CSOC.RICH.002547

Shipping Label - Pointandship Software Inc.

From: Origin ID:HAFA (818)776-2340
Husy-JenChiu
Washington Mutual (2543)
9200 Oakdale AVE

Chatsworth, CA 91311

FedEx Express

Ship Date: 03JUL08
ActWgt: 1 LB
SystemID: 4440316/ESDS0400
Account#: S [illegible]

Delivery Address Bar Code

SHIP TO: (619)696-4066 BILL SENDER

Martin T. McGuinn
Kirby & McGuinn, A.P.C.
600 B ST STE 1950

SAN DIEGO, CA 92101

Ref # none
Invoice # 1110004163
PO # none
Dept #

TRK# 0201 7900 4644 7513

MON - 07JUL **A1**
STANDARD OVERNIGHT

QW SDMA

92101
CA-US
SAN

FEDEX SHIPPING LABEL

To prepare your package for shipment, you need to do the following:

1. **Use the Print button in your browser to print this page to your laser printer.**
2. **Fold the first printed page in half and use as the shipping label. The second page is for your records, and contains both the terms and conditions of shipping, and information useful for tracking your package.**
3. **After printing the label, place it in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.**

Legal Terms and Conditions

Tendering packages by using this system constitutes your agreement to the service conditions for the transportation of your shipments as found in the applicable FedEx Service Guide, available upon request. FedEx will not be responsible for any claim in excess of the applicable declared value, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the applicable FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see applicable FedEx Service Guide. FedEx will not be liable for loss or damage to prohibited items in any event or for your acts or omissions, including, without limitation, improper or insufficient packaging, securing, marking or addressing, or the acts or omissions of the recipient or anyone else with an interest in the package. See the applicable FedEx Service Guide for complete terms and conditions. To obtain information regarding how to file a claim or to obtain a Service Guide, please call 1-800-GO-FEDEX (1-800-463-3339).

JPMC-001656
CONFIDENTIAL

California Reconveyance Company

P.O. Box 6200
Northridge, California 91328-6200

July 3, 2008

Ann Thorn, FVP
Washington Mutual Bank
7255 Baymeadows Way – JAXA2035
Jacksonville, FL 32256

Re: Loan No. [redacted] Richardson
Trustee Sale No. 723397CA

Dear Ann:

As requested, please find enclosed check number 530-030417 for $3,190.04 payable to Washington Mutual Bank. The amount represents the lost interest that WaMu was going to pay the third party purchaser.

Sincerely,

Huey-Jen Chiu
Vice President
818-775-2340

California Reconveyance Company
P.O. BOX 6200, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
FINANCIAL INSTITUTIONS
1649-6/1220 1650260141

07/03/2008

PAY TO THE ORDER OF Washington Mutual Bank $ **3,190.04

Three Thousand One Hundred Ninety and 04/100********** DOLLARS

MEMO
TS 723397CA LN

CALIFORNIA RECONVEYANCE COMPANY
Washington Mutual Bank
Invalid Sale

07/03/2008

Union Bank

3,190.04

CALIFORNIA RECONVEYANCE COMPANY
Washington Mutual Bank
Invalid Sale

07/03/2008

Union Bank

3,190.04

SUPERIOR PRESS • (888) 590-7998 |8T032078

JPMC-001658
CONFIDENTIAL

CSOC.RICH.002550

Shipping Label - Pointandship Software Inc.

From: Origin ID: HAFA (818)775-2340
Husy-JenChia
Washington Mutual (2943)
9200 Oakdale AVE

Chatsworth, CA 91311

FedEx Express

Ship Date: 03JUL08
Actwt: 1 LB
System#: 4440818/ESDS0400
Account#: S ********

Delivery Address Bar Code

SHIP TO: (904)402-2150 BILL SENDER

Ann Thorn
Washington Mutual Bank
7255 BAYMEADOWS WAY # JAXA2035

JACKSONVILLE, FL 32256

Ref # none
Invoice # 1110004153
PO # none
Dept #

MON - 07JUL A2
STANDARD OVERNIGHT

TRK# 7984 7355 9949
0201

32256
FL-US
JAX

XH ZPHA

FEDEX SHIPPING LABEL

To prepare your package for shipment, you need to do the following:

1. Use the Print button in your browser to print this page to your laser printer.
2. Fold the first printed page in half and use as the shipping label. The second page is for your records, and contains both the terms and conditions of shipping, and information useful for tracking your package.
3. After printing the label, place it in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Legal Terms and Conditions

Tendering packages by using this system constitutes your agreement to the service conditions for the transportation of your shipments as found in the applicable FedEx Service Guide, available upon request. FedEx will not be responsible for any claim in excess of the applicable declared value, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the applicable FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see applicable FedEx Service Guide. FedEx will not be liable for loss or damage to prohibited items in any event or for your acts or omissions, including, without limitation, improper or insufficient packaging, securing, marking or addressing, or the acts or omissions of the recipient or anyone else with an interest in the package. See the applicable FedEx Service Guide for complete terms and conditions. To obtain information regarding how to file a claim or to obtain a Service Guide, please call 1-800-GO-FEDEX (1-800-463-3339).

JPMC-001659
CONFIDENTIAL

Washington Mutual

JPMorgan Chase Bank, N.A. Delaware, OH 43015

WAMU
WASHINGTON MUTUAL BANK
(156)ESCROW DISBURSEMENT
723 DAE
0720942433 TRCRC

0000031584

96-1561
441

CHECK NO.

MO/DAY/YR
05/30/2008

AMOUNT
*******$250,000.00
VOID IF NOT CASHED WITHIN 180 DAYS

FOR PAYMENT OF MISC FORECLOSURE OR BANKRUPTCY EXPENSES

Two Hundred Fifty Thousand and 00/100 Dollars

PAY TO
THE ORDER
OF

CALIFORNIA RECON. CO.
N110612
9200 OAKDALE AVE
CHATSWORTH, CA 91311

AUTHORIZED SIGNATURE

Disbursement Check Voucher

PAYEE NAME
& ADDRESS

CALIFORNIA RECON. CO.
N110612
9200 OAKDALE AVE
CHATSWORTH, CA 91311

CHECK NUMBER: 014231188
CHECK DATE: 05/30/2008
PAYEE CODE: TRCRC

BATCH:

PAGE 1 OF 1

LOAN NUMBER	SHORT NAME/ INIT NAME/ PROPERTY ADDRESS	DESCRIPTION	TRAN CODE	DATE	AMOUNT DUE
	L RICHARDS	SALE PROCEEDS	633		250,000.00

Check Totals: 1 Item $250,000.00

JPMC-001660
CONFIDENTIAL

CSOC.RICH.002552

Washington Mutual

JPMorgan Chase Bank, N.A. Delaware, OH 43015

WAMU
WASHINGTON MUTUAL BANK
TUPRESCROW DISBURSEMENT
A23 DAE
0729942433 TRCRC

6000031584

56-1551
441

CHECK NO.

YYYR

AMOUNT
*******$141,190.05
VOID IF NOT CASHED WITHIN 180 DAYS

FOR PAYMENT OF MISC FORECLOSURE OR BANKRUPTCY EXPENSES

One Hundred Forty One Thousand One Hundred Ninety and 05/100 Dollars

PAY TO
THE ORDER
OF

CALIFORNIA RECON. CO.
N110612
9200 OAKDALE AVE
CHATSWORTH, CA 91311

AUTHORIZED SIGNATURE

Disbursement Check Voucher

PAYEE NAME
& ADDRESS

CALIFORNIA RECON. CO.
N110612
9200 OAKDALE AVE
CHATSWORTH, CA 91311

CHECK NUMBER: 014231189
CHECK DATE: 05/30/2008
PAYEE CODE: TRCRC

BATCH:

PAGE 1 OF 1

LOAN NUMBER	SHORT NAME/ INIT NAME/ PROPERTY ADDRESS	DESCRIPTION	TRAN CODE	DATE	AMOUNT DUE
	L RICHARDS	SALE PROCEEDS	833		141,190.05

Check Totals: 1 Item $141,190.05

JPMC-001661
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CSOC.RICH.002553

Leonard Ackerman
Dean T. Kirby, Jr.
Jana Logan
Kenneth G. Noorigian
Cheryl Edwards Tannenberg

Martin T. McGuinn
Voice: 619.525
Fax: 619.525
E-Mail: mmcg

600 B Street, Suite 1950
San Diego, CA 92101
(619) 685-4000

June 2, 2008

VIA EMAIL ONLY donna@parkinsonphinney.com
Donna Parkinson, Esq.
Parkinson & Phinney LLC
400 Capitol Mall, 11th Fl.
Sacramento, CA 95814

Re:	*Your Clients:*	*James York and Red Rock Mortgage Inc. (collectively, "Red Rock")*
	Our Clients:	*Washington Mutual Bank ("WaMu") and California Reconveyance Company ("CRC")*
	Real Property:	*3622 W. Curtis Drive, Sacramento, CA (the "Property")*
	Borrower:	*Laura Richardson*
	Our File No.:	*WAS002-93*

Dear Ms. Parkinson:

WaMu has considered Red Rock's counter offer to its recent settlement proposal and has rejected it. In accordance with Civil Code section 1058.5 (b) and the case authority contained in our prior letter, enclosed please find an unrecorded copy of the Notice of Rescission of the Trustee's Deed Upon Sale. I will send a copy of the recorded Notice of Rescission as soon as I receive it. The foreclosure trustee, California Reconveyance Company, is mailing to you separately a check in the sum of $391,190.06, which includes refund of Red Rock's purchase funds of $388,001.01, plus 10% interest thereon through June 6, 2008 totaling $3,189.05. I will email to you the tracking number for the overnight delivery package containing the check, once I have that information, so you can track the progress of the delivery.

Mr. York previously advised me that he had incurred expenses related to the Property. WaMu will reimburse Mr. York for his expenses if you will kindly provide an itemization of the expenses and receipts for the expenditures.

Please advise your client and his agents, contractors or employees, to remove themselves and their equipment from the premises and to lock the front door when they have vacated the Property. Please notify me in writing when the equipment has been removed and the premises are locked, so that WaMu can notify the borrower that the locks need to be changed. If you are willing to send the keys to our client, I will provide you with a billing number for overnight delivery service so you can

return the keys at our expense.

If there is anything you wish to discuss regarding the transition and the removal of your client's equipment from the Property, please contact me so we can work together and avoid any miscommunication.

Thank you in advance for your continuing professional courtesy and cooperation in this matter. Should you have any questions, or concerns not addressed in this letter, please do not hesitate to contact the undersigned.

Very truly yours,

Martin T. McGuinn

cc: Paul Battaglia *(via email)*
Deborah Brignac *(via email)*
Donald Cook (via email)
Jan Owen (via email)

JPMC-001663
CONFIDENTIAL

California Reconveyance Company

P.O. Box 6200
Northridge, California 91328-6200

June 3, 2008

Donna Parkinson, Esq.
Parkinson & Phinney, LLC
400 Capitol Mall, 11th Floor
Sacramento, CA 95814

Re: Your Clients: James York and Red Rock Mortgage, Inc.
Our Trustee Sale No. 723397CA
Loan No. [redacted]
Property Address: 3622 W. Curtis Drive, Sacramento, CA

Dear Ms. Parkinson:

Per letter sent to your office, dated June 2, 2008, from Martin T. McGuinn, Washington Mutual Bank's counsel, please find enclosed check no. 530-030248 for $391,190.06 payable to Red Rock Mortgage, Inc. The amount is for the refund for the purchase funds of $388,001.01, plus $3,189.05, which is the 10% interest through June 6, 2008.

I am also enclosing a conformed copy of the recorded Notice of Rescission of Trustee's Deed Upon Sale document.

Sincerely,

Huey-Jen Chiu
Vice President
(818) 775-[redacted]

JPMC-001664
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California Reconveyance Company
P.O. BOX 6200, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
Payment Instructions
18-496/1220 1030200341

06/03/2008

$ **391,190.05

PAY TO THE ORDER OF Red Rock Mortgage, Inc. DOLLARS

Three Hundred Ninety-One Thousand One Hundred Ninety and 05/100**********

MEMO

ts# 723397ca loan #

CALIFORNIA RECONVEYANCE COMPANY

06/03/2008

391,190.05

Red Rock Mortgage, Inc.
Invalid Sale

391,190.05

Union Bank

ts# 723397ca loan #

CALIFORNIA RECONVEYANCE COMPANY

06/03/2008

391,190.05

Red Rock Mortgage, Inc.
Invalid Sale

PAYMENT RECORD

391,190.05

Union Bank

ts# 723397ca loan

JPMC-001665
CONFIDENTIAL

SUPERIOR PRESS • (888) 990-7998 (81007423

CSOC.RICH.002557

THIS IS TO CERTIFY THAT THIS IS A FULL TRUE AND CORRECT COPY OF THE ORIGINAL RECORDED IN THE OFFICE OF THE COUNTY

RECORDER ON: June 2, 2008

AS DOCUMENT NO: BK: 20080602 / PG: 885

BY: s/ Khundy Vy

FIDELITY NATIONAL DEFAULT SOLUTIONS

Trustee Sale No. 23997CA Loan No. [redacted] File Order No. MC1584

NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE

This Notice of Rescission is made on 05/30/2008 with respect to the following Facts

1. That CALIFORNIA RECONVEYANCE COMPANY, a California Corporation as the duly appointed trustee under that certain Deed of Trust dated 01/04/2007 and Recorded 01/10/2007 Book 20070110, Page 1618, Instrument naming AURA RICHARDSON, AN UNMARRIED WOMAN as trustor and WASHINGTON MUTUAL BANK as beneficiary covering a Promissory Note in the amount of $530,001.00

2. The Deed of Trust encumbers the real property situated in the County of SACRAMENTO, State of CALIFORNIA, described as follows

LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NO V. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

A.P.N. [redacted]
Street Address 3922 WEST CURTIS DRIVE SACRAMENTO, CA 95819

3. That by virtue of a Default under the terms of the Deed of Trust the Beneficiary did declare a default, as set forth in a Notice of Default and Election to Sell which Notice was recorded in the Office of the County Recorder of SACRAMENTO California

4. On 05/07/2008, at 01:30 PM the property was purportedly sold to RED ROCK MORTGAGE, INC being the highest bidder at such sale who bid the amount of $386,000.01

5. The Trustee's Sale on 05/07/2008 is being rescinded at the request of the Beneficiary as the Beneficiary had previously agreed to postpone the foreclosure sale to June 4, 2008. The Trustee's sale of 05/07/2008 is therefore null and void, and of no force and effect

6. The express purpose for this Notice of Rescission is to return the priority and existence of all lien holders to the status quo ante that existed prior to the Trustee's Sale

NOW THEREFORE, THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS, WHOMSOEVER AND WHATSOEVER LOCATED THAT THE TRUSTEE'S DEED UPON SALE DATED 05/09/2008 FROM CALIFORNIA RECONVEYANCE COMPANY TO RED ROCK MORTGAGE INC AND RECORDED 05/19/2008 IN BOOK 20080519, PAGE 0487, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY IS HEREBY RESCINDED AND SHALL HAVE NO FURTHER FORCE OR EFFECT WHATSOEVER.

JPMC-001666
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CSOC.RICH.002558

IN WITNESS WHEREOF CALIFORNIA RECONVEYANCE COMPANY has caused its corporate name and seal to be hereto affixed by its authorized signature

ATT 06/29/2006

CALIFORNIA RECONVEYANCE COMPANY as Trustee

BY _____
Carlene Ilby, Assistant Secretary

BY _____
Kanine Arias, Assistant Secretary

WASHINGTON MUTUAL BANK, FA

BY _____
Deborah Brignac, Vice President

BY _____
Huey-Jep Chai, Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On _____ before me, SIERRE HERRADURA, "Notary Public" personally appeared DEBORAH BRIGNAC, HUEY-JEP CHAI, CARLENE ILBY AND KANINE ARIAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SIERRE HERRADURA
Commission # 1792314
Notary Public - California
Los Angeles County
My Comm. Expires Apr 3, 2012

This document filed for recording By Fidelity National Title Insurance and Trust for informational purposes only. It has not been examined as to its execution or its effect upon the title

JPMC-001667
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CSOC.RICH.002559

LSI TITLE COMPANY (CA)

ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
(949) 622-4200 • (800) 323-0165

TRANSMITTAL

TO: MONDAY, MAY 19, 2008

CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE, MAIL STOP N110512
CHATSWORTH, CA 91311

ATTN: ANTHONY CABRAL

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-35-9442
ORDER NO.: M721384

PLEASE FIND ENCLOSED HEREWITH ITEMS CHECKED BELOW:

__ CERTIFIED COPY

__ OWNERS POLICY

__ ALTA POLICY

__ CORRECTED GUARANTEE, POLICY AND/OR ENDORSEMENT

X SALE ENDORSEMENT

__ PRELIMINARY REPORT

__ SUPPLEMENTAL REPORT

__ OTHER

MERRLYN AGUAS, TITLE OFFICER

JPMC-001668
CONFIDENTIAL

Brignac, Deborah P.

From: Brignac, Deborah P.
Sent: Tuesday, July 08, 2008 1:19 PM
To: Martin T. McGuinn
Subject: FW: Docs

Attachments: Docs.pdf

Docs.pdf (46 KB)

Here you go Marty. Sending originals overnight mail.

Deborah Brignac, Vice President
Department Manager
California Reconveyance Company
Home Loans

California Reconveyance Company
9200 Oakdale Avenue, N110612
Chatsworth, CA 91311

(818) 775-2360 direct, (818) 775-2510 fax deborah.brignac@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

JPMC-001669
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CSOC.RICH.002561

CALIFORNIA RECONVEYANCE COMPANY

By: _____
Deborah Brignac
Its: Vice President

RED ROCK MORTGAGE INC.

By: _____
James York, President

_____
James York

JPMC-001670
CONFIDENTIAL

CSOC.RICH.002562

CALIFORNIA RECONVEYANCE COMPANY

By: Deborah Brignac

Deborah Brignac

Its: Vice President

RED ROCK MORTGAGE INC.

By: _____

James York, President

_____

James York

JPMC-001671
CONFIDENTIAL

CSOC.RICH.002563

California Reconveyance Company

Memo

To: Martin McGuinn

From: Deborah Brignac

Date: July 8, 2008

Re: Richardson Settlement – T.S. No. 723397CA

Signature pages for the above referenced.

JPMC-001672
CONFIDENTIAL

CSOC.RICH.002564

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement ("Agreement") is entered into as of June 18, 2008, by and between Washington Mutual Bank, , a federally chartered savings association ("WaMu"), California Reconveyance Company ("CRC"), James York ("York") and Red Rock Mortgage Inc. ("Red Rock"). York and Red Rock shall hereafter be collectively referred to as Red Rock. For purposes of this Agreement, the term "WaMu" shall also refer to all predecessors, successors, assigns and investors of WaMu, including, without limitation, any person or entity taking assignment of the Note and Deed of Trust originated by WaMu as described below, except as specifically identified herein. WaMu, CRC, York and Red Rock are at times referred to in this Agreement individually as a "Party" and, collectively, as the "Parties."

RECITALS

A. On or about January 4, 2007, WaMu made a loan to Laura Richardson, ("Richardson") evidenced by a promissory note in the sum of $535,001.00 (the "Note").

B. On or about January 4, 2007,, Richardson executed and delivered to WaMu a Deed of Trust (the "WaMu Deed of Trust") securing the real property located at 3622 West Curtis Drive, Sacramento, California 95818 ("the Property"). On or about January 10, 2007, the WaMu Deed of Trust was recorded in the County Recorder's Office for Sacramento County, California at Book 20070110, Page 1818.

C. Richardson became delinquent on the Note and on December 14, 2007, WaMu caused CRC to record a Notice of Default against the Property at Book 20071214, Page 368. Thereafter, CRC recorded a Notice of Sale on March 19, 2008 setting the original sale date for the Property on April 7, 2008 at Book 2008-0319, Page 352. CRC conducted a foreclosure sale on May 7, 2008, and Red Rock was the highest bidder at the sale. On or about May 19, 2008, Red Rock recorded a Trustees Deed Upon Sale, which was recorded, at Book 20080519, Page 0487 in the Official Records of the Sacramento County Recorder.

D. Prior to the foreclosure sale through which Red Rock claims title to the Property, WaMu claims it had agreed in writing to provide Richardson with a postponement of the foreclosure sale to June 4, 2008. Red Rock acknowledges that it received a copy of said letter after the foreclosure sale. WaMu and CRC contend that as a result of their purported agreement to postpone the foreclosure sale to June 4, 2008, CRC did not have the requisite legal authority to proceed with the foreclosure sale on May 7, 2008, and that the sale to Red Rock was invalid and could be rescinded. On June 2, 2008, CRC recorded a Notice of Rescission of Trustee's Deed Upon Sale at Book 20080602, Page 0885 in the Official Records of the Sacramento County Recorder.

E. Red Rock disagrees that CRC had the right to rescind the foreclosure sale conducted on May 7, 2008. Red Rock claims the foreclosure sale was final and that it was a bona fide purchaser for value and that it was not aware of the postponement issue until after May 7, 2008. On June 12, 2008, Red Rock filed a lawsuit in Sacramento County

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Superior Court under cause number 34-2008.00013081-CU-OR-GDS (the "Action") seeking, among other things, to quiet title to the Property in Red Rock's name.

F. The parties wish to resolve their differences and avoid further litigation over the nature and extent of WaMu's and CRC's rights to rescind the foreclosure sale conducted on May 7, 2008, to confirm title to the Property in favor of Richardson subject to the lien of WaMu, and to reimburse Red Rock for its out of pocket expenses related to the Property and incurred in the Action and any related claims for loss arising over the quieting of title to the Property and any claims Red Rock may have against WaMu, CRC, or their agents or employees related to the rescission of the Trustee's Deed Upon Sale to Red Rock, and any dispute over title to the Property prior, during and after the foreclosure sale conducted on May 7, 2008.

G. The Parties desire to rescind the effect of the foreclosure sale through this Agreement whereby WaMu will pay a settlement to Red Rock and Red Rock will execute and deliver to WaMu a quitclaim deed from Red Rock to Richardson. Red Rock further agrees that by executing this Agreement, it is disclaiming any interest in the Property.

H. The Parties desire to clarify and confirm how the title to the Property will be held, resolve their differences, and confirm their understanding of how the foreclosure sale will be rescinded. The parties are entering into this Agreement in order to avoid the costs and uncertainty of litigation and settle all alleged claims Red Rock has against WaMu or CRC, known and unknown arising from the May 7, 2008 foreclosure sale and the rescission of the foreclosure sale and restoration of the viability of the Note and WaMu's Deed of Trust against the Property.

AGREEMENT

The Parties, on behalf of themselves and on behalf of their respective principals, officers, directors, investors, parents, affiliates, employees, trustees, attorneys, agents, predecessors and successors, and on behalf of all other nonparties, in consideration of the promises set forth below, agree as follows:

1. OBLIGATIONS OF WaMu AND CRC.

1.1. WaMu agrees to pay the sum of $100,000.00 to Red Rock upon the execution of the Agreement by all Parties. The sum of $100,000.00 includes sums to reimburse Red Rock for any out of pocket expenses it has incurred related to the Property, any interest on the funds paid by Red Rock at the foreclosure sale on May 7, 2008, Red Rock's anticipated profits on the resale of the Property and any legal fees incurred by Red Rock prior to and after the Action was filed.

1.2. WaMu, contemporaneously with the payment of the sum of $100,000.00, shall also return the sum of $388,000.01 paid by Red Rock at the foreclosure sale conducted on May 7, 2008.

1.3. WaMu and CRC agree to execute this Agreement and be bound by the terms of the Agreement.

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2. Obligations of Red Rock and York under this Agreement.

2.1. Red Rock agrees to be bound by the terms of this Agreement and execute the Agreement.

2.2. Red Rock agrees to accept the sum of $100,000.00, plus the return of the $388,000.01 paid at the foreclosure sale on May 7, 2008.

2.3. Upon execution of the Agreement Red Rock also agrees to contemporaneously execute a quitclaim deed in recordable form for the Property to Richardson in the form attached hereto and incorporated herein by reference as Exhibit A.

2.4. Red Rock warrants and represents that it has not encumbered or transferred the Property to any third party after May 7, 2008 to, and including, the date of the execution of this Agreement.

2.5. Red Rock shall immediately file a dismissal of the Action with prejudice:

2.6. Red Rock will deliver with its signatures to this Agreement all sets of the keys to the Property in its possession or control.

3. Release of All Claims.

3.1. Upon execution of this Agreement by the Parties, and performance of all acts required to be done by each of them under this Agreement, the Parties release each other and all who acted in concert or participation with them, their officers, directors, employees, agents, attorneys, investors, predecessors, successors, assigns, parents, affiliates, and all others (the "Related Parties") from and against all claims, causes of action, liabilities, demands, obligations, damages, costs, expenses, and attorneys' fees, of whatever kind or nature, whether known or unknown, whether accrued or not yet accrued, based on, arising out of, or relating to the foreclosure sale of May 7, 2008, the delivery of the Trustee's Deed from CRC to the Red Rock on or about May 19, 2008, all claims alleged in the Action, and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the foreclosure sale of May 7, 2008, and the rescission of the Trustees Deed Upon Sale by CRC.

3.2. In consideration of this Agreement, the Parties further waive and will not assert against the Related Parties, any claim, counterclaim, defense, offset, action, or cause of action under common law or any federal or state statute, rule, or regulation, that the Parties may have prior to the date of this Agreement, based on, arising out of, or relating to the foreclosure sale of May 7, 2008, and the delivery of the Trustee's Deed from CRC to Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock at the May 7, 2008 foreclosure sale and the rescission of the Trustees Deed Upon Sale by CRC.

4. Waiver of California Civil Code Section 1542.

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4.1. It is the intention of the Parties to this Agreement that this Agreement shall be effective as a full and complete release of each and every claim that the Parties may have against each other and the Released Parties based on, arising out of, or relating to the foreclosure sale of May 7, 2008, the delivery of the Deed from CRC to the Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock and the rescission of the Trustees Deed Upon Sale by CRC, with the exception of obligations created under this Agreement.

4.2. The Parties acknowledge each of them have been advised, and is familiar with, Section 1542 of the California Civil Code, which provides 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.

(York Red Rock WMB CRC

4.3. The Parties waive and release any right, claim, or benefit which each of them now has or may have under Civil Code Section 1542 to the full extent that each of them may lawfully waive all such rights and benefits in connection with the claims released in the Agreement.

5. Time of the Essence. The Parties agree time is of the essence in the Agreement.

6. Assumption of Risk. Each Party expressly elects to assume all risks arising prior to this Agreement based on, arising out of, or relating to the foreclosure sale of May 7, 2008 and the delivery of the Deed from CRC to the Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock at the foreclosure sale of May 7, 2008 and the rescission of the Trustees Deed Upon Sale by CRC.

6.1. Each Party fully understands that the facts upon which this Agreement is executed may be found hereafter to be other than or different from the facts now believed by them and their attorneys (if any) to be true, and expressly accept to assume the risks of such possible differences and facts and agree that the Agreement shall remain effective notwithstanding any such difference in facts.

7. Governing Law. This Agreement is made and entered into in the State of California and shall be enforced and governed by the laws of the State of California.

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8. No Admission of Liability. This Agreement is entered into solely as a settlement and compromise of disputed claims; this Agreement shall not be deemed to constitute an admission of guilt or liability by any Party.

9. Drafting Ambiguities. The terms of this Agreement are contractual in nature and are not merely recitals. This Agreement shall not be construed in favor of or against any Party to this Agreement, but shall be construed as if all Parties prepared the Agreement. If any term, provision, covenant, or condition to this Agreement is determined by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated, unless such invalid, void or unenforceable provision is determined to be material to this Agreement.

10. Entire Agreement. This Agreement, and all prior or contemporaneous agreements, understandings, representations and statements, whether oral or written, and whether by a Party or a Party's legal counsel, are merged herein. No modification, waiver, amendment, discharge, or change of this Agreement shall be valid unless the same is in writing and signed by all Parties hereto. This Agreement constitutes the entire Agreement between the Parties as to the subject matter contained in this Agreement.

11. Warranty of No Sale or Assignment. All Parties to this Agreement represent, agree, and warrant to each other that each has not sold, assigned, or otherwise transferred in any manner to any person or entity, any rights, duties, obligations, claims, causes of action or other interests which are the subject matter of this Agreement, either in whole or in part, and each agrees to indemnify and hold harmless each other from and against all claims of every nature whatsoever which are based on or arise out of or in any way relate to any such sale, assignment, or transfer.

12. Execution of Other Documents. The Parties agree to execute and deliver any and all further documents and shall do all acts which may be necessary and appropriate to fully implement the provisions of this Agreement within the time required by this Agreement.

13. Enforcement of the Agreement. In the event that any Party brings any action or proceeding against the other for the recovery of any sum due pursuant to this Agreement, or due to any provision of this Agreement, or for any other relief, declaratory or otherwise, including appeal, the prevailing Party in each such action or proceeding shall recover its reasonable attorneys' fees and all costs from other Party to the action or proceeding, and that the right to reasonable attorneys' fees and costs shall be enforceable whether or not the actual proceeding is prosecuted to final judgment.

14. Authority to Execute Agreement. Each individual signing this Agreement warrants and represents that the individual has full authority to execute the Agreement on behalf of the Party on whose behalf the individual signs.

15. Counterparts. This Agreement may be executed in counterparts, and the counterparts shall constitute one and the same document.

16. Costs and Attorneys' Fees. The Parties agree that they shall be responsible for their own respective costs and attorneys' fees in connection with the drafting and

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CSOC.RICH.002569

negotiation of this Agreement, except as the parties may otherwise agree in a separate writing.

17. Venue. Should any dispute arise between the Parties as to the meaning and interpretation of this Agreement or should any of the parties be required to take legal action to enforce the terms of this Agreement, venue for any dispute shall be in Sacramento County, California.

18. Attorney Review. The Parties hereby represent and warrant and in executing this Agreement, that they have relied upon legal advice from an attorney of their choice; that the terms of this Agreement have been read and its consequences have been completely explained to them by that attorney; and that they fully understand the terms of this Agreement. The Parties further represent and warrant that in executing this Agreement, they have not relied on any inducements, promises or representations made by the other party or any person serving another party.

19. Survivability of Agreement. Any and all executory provisions under the Agreement and the documents referred to herein shall survive consummation of the Agreement and shall continue in full force and effect until fully performed and satisfied.

20. Notices. All notices under the Agreement shall be in writing and shall be deemed effective on the date of delivery (if delivered personally and a receipt obtained therefore), or on the third calendar day after mailing if mailed by first-class mail, registered or certified, postage prepaid, and shall be addressed as follows or as may be amended by written communication pursuant to this paragraph:

Washington Mutual Bank
California Reconveyance Company
c/o Martin McGuinn
Kirby & McGuinn A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Telephone: (619) 525-
Facsimile: (619) 525-

Washington Mutual Bank
California Reconveyance Company
Attn.: Paul Battaglia
1301 Second Avenue, WaMuT 3501
Seattle, WA 98101
Telephone: (206) 500-4261
Facsimile: (206) 377-2784

Red Rock Mortgage Inc.
James York
c/o Thomas B. Sheridan
Wagner Kirkman Blaine
Klomparens & Youmans LLC
10640 Mather Blvd., Suite 200
Mather, CA 956554
Telephone: (916) 920-
Facsimile: (916) 920-

JPMC-001678
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CSOC.RICH.002570

21. Other Agreements with WaMu or CRC. Nothing contained herein shall effect, amend or modify any provision of any checking account, savings account, loan agreement, deed of trust, mortgage or any other contract or agreement between Red Rock or York and WaMu or CRC except as expressly set forth herein.

22. Taxes. WaMu makes no representation or warranty as to effect of this Agreement upon Red Rock's liabilities pursuant to federal, state or local tax laws, including, but not limited to, real property taxes or regulations. Red Rock acknowledges that any and all tax consequences of this Agreement are their sole responsibility.

23. Confidentiality. This Agreement and its terms as recited herein are and shall be treated as strictly confidential so that no Party, nor his, her, or its counsel may disclose the fact or the terms of, or the negotiation or circumstances surrounding the negotiation of, this Agreement to anyone, except with respect to any disclosure necessary to record any document with the Sacramento County Recorder; to an insurer for purposes of obtaining insurance; or to a tax preparer/accountant for tax or financial reporting purposes (however, upon disclosure for such tax or financial reporting purposes, the person making the disclosure shall advise the person to whom disclosure is made of this confidentiality provision). A Party may disclose the fact and terms of this Agreement in order to satisfy disclosure or reporting requirements imposed by law or to enforce the terms of this Agreement. In response to any inquiry by a non-party to this Agreement concerning the Agreement, the terms of this Agreement, the negotiation or circumstances surrounding the negotiation of this Agreement, whether such inquiry is formal, at a deposition, in any proceeding, or otherwise, a Party or counsel may respond only that the Action was resolved to the satisfaction of all Parties. Furthermore, the Parties and their respective counsel agree that they will not discuss with or disclose to any non-party to this Agreement the facts, circumstances and documents relating, giving rise to or alleged in the Action, except as may be required to be provided in connection with testimony under oath by judicial process, or as required by law. Breach or the threatened breach of this confidentiality clause shall entitle the non-breaching party to seek any remedy available under the law, including injunctive relief and/or damages. Any other provision of this paragraph notwithstanding, Red Rock is authorized to: (i) file a dismissal with prejudice in the Sacramento Superior Court, such as it is a part of the record in the Action and available for public inspection; and (ii) disclose the amounts received and all other terms of this settlement in connection with reporting and accounting requirements under the Internal Revenue Code.

I CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE ENTIRE AGREEMENT

WASHINGTON MUTUAL BANK

By:_____

Its:_____

JPMC-001679
CONFIDENTIAL

CSOC.RICH.002571

ORDER NO: M721584 GUARANTEE NO: 66-92-95-9442

SALE ENDORSEMENT

LSI TITLE COMPANY (CA)
ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
A CORPORATION, HEREIN CALLED THE COMPANY

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-95-9442

THE COMPANY HEREBY ASSURES THE ASSURED THAT SUBSEQUENT TO THE DATE OF THE GUARANTEE ISSUED UNDER THE ABOVE NUMBER, NO MATTERS ARE SHOWN BY THE RECORDS REFERRED TO IN THAT GUARANTEE WHICH WOULD AFFECT THE ASSURANCES IN SAID GUARANTEE OTHER THAN THOSE SHOWN IN PREVIOUS ENDORSEMENTS; MATTERS THAT MAY BE DISCLOSED BY ANY FURTHER EXAMINATION OF ANY TAX, BOND OR ASSESSMENT RECORDS; OR THE FOLLOWING:

A NOTICE OF TRUSTEE'S SALE UNDER SAID DEED OF TRUST

DATE AND TIME OF SALE	:	APRIL 7, 2008 AT 1:30 P.M.
RECORDED	:	MARCH 19, 2008 IN BOOK 20080319, PAGE 352, OF OFFICIAL RECORDS
SAID MATTER AFFECTS	:	ITEM 8 OF OUR TRUSTEE'S SALE GUARANTEE

BANKRUPTCY PROCEEDINGS THAT MAY IMPOSE AN AUTOMATIC STAY UNDER USC TITLE 11, CHAP. 362a, ET SEQ., AFFECTING THE RECORD BENEFICIAL INTEREST OF ANY OF THE FOLLOWING LENDERS AND THEIR RELATED ENTITIES, IF APPLICABLE:

RESMAE MORTGAGE CORPORATION
OWNIT MORTGAGE SOLUTIONS
MORTGAGE LENDER'S NETWORK
PEOPLE'S CHOICE HOME LOAN
NEW CENTURY FINANCIAL

JPMC-001680
CONFIDENTIAL

CSOC.RICH.002572

ORDER NO: M721884

GUARANTEE NO: 68-92-95-9442

THIS SALE ENDORSEMENT IS MADE A PART OF SAID GUARANTEE AND IS SUBJECT TO THE LIABILITY EXCLUSIONS AND LIMITATIONS CONTAINED THEREIN. THE TOTAL LIABILITY OF THE COMPANY UNDER SAID GUARANTEE AND UNDER THIS ENDORSEMENT SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT STATED IN SAID GUARANTEE.

DATED AS OF MAY 7, 2008 @ 7:30 A.M., IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

LSI TITLE COMPANY (CA)

MERRLYN AGUAS, TITLE OFFICER

JPMC-001681
CONFIDENTIAL

CSOC.RICH.002573

GUARANTEE NO: 66-92-95-9442

ORDER NO: M721884

SALE ENDORSEMENT

LSI TITLE COMPANY (CA)
ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
A CORPORATION, HEREIN CALLED THE COMPANY

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-95-9442

THE COMPANY HEREBY ASSURES THE ASSURED THAT SUBSEQUENT TO THE DATE OF THE GUARANTEE ISSUED UNDER THE ABOVE NUMBER, NO MATTERS ARE SHOWN BY THE RECORDS REFERRED TO IN THAT GUARANTEE WHICH WOULD AFFECT THE ASSURANCES IN SAID GUARANTEE OTHER THAN THOSE SHOWN IN PREVIOUS ENDORSEMENTS; MATTERS THAT MAY BE DISCLOSED BY ANY FURTHER EXAMINATION OF ANY TAX, BOND OR ASSESSMENT RECORDS; OR THE FOLLOWING:

A NOTICE OF TRUSTEE'S SALE UNDER SAID DEED OF TRUST

DATE AND TIME OF SALE	:	APRIL 7, 2008 AT 1:30 P.M.
RECORDED	:	MARCH 19, 2008 IN BOOK 20080319, PAGE 352, OF OFFICIAL RECORDS
SAID MATTER AFFECTS	:	ITEM 8 OF OUR TRUSTEE'S SALE GUARANTEE

BANKRUPTCY PROCEEDINGS THAT MAY IMPOSE AN AUTOMATIC STAY UNDER USC TITLE 11, CHAP. 362a, ET SEQ., AFFECTING THE RECORD BENEFICIAL INTEREST OF ANY OF THE FOLLOWING LENDERS AND THEIR RELATED ENTITIES, IF APPLICABLE:

REGMAE MORTGAGE CORPORATION
OWNIT MORTGAGE SOLUTIONS
MORTGAGE LENDER'S NETWORK
PEOPLE'S CHOICE HOME LOAN
NEW CENTURY FINANCIAL

JPMC-001682
CONFIDENTIAL

CSOC.RICH.002574

GUARANTEE NO: 56-92-95-8442

ORDER NO: M721604

THIS SALE ENDORSEMENT IS MADE A PART OF SAID GUARANTEE AND IS SUBJECT TO THE LIABILITY EXCLUSIONS AND LIMITATIONS CONTAINED THEREIN. THE TOTAL LIABILITY OF THE COMPANY UNDER SAID GUARANTEE AND UNDER THIS ENDORSEMENT SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT STATED IN SAID GUARANTEE.

DATED AS OF MAY 7, 2008 @ 7:30 A.M., IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

LSI TITLE COMPANY (CA)

MERRLYN AGUAS, TITLE OFFICER

JPMC-001683
CONFIDENTIAL

CSOC.RICH.002575

ORDER NO: M721884 GUARANTEE NO: 66-92-95-9442

SALE ENDORSEMENT

LSI TITLE COMPANY (CA)
ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
A CORPORATION, HEREIN CALLED THE COMPANY

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-95-9442

THE COMPANY HEREBY ASSURES THE ASSURED THAT SUBSEQUENT TO THE DATE OF THE GUARANTEE ISSUED UNDER THE ABOVE NUMBER, NO MATTERS ARE SHOWN BY THE RECORDS REFERRED TO IN THAT GUARANTEE WHICH WOULD AFFECT THE ASSURANCES IN SAID GUARANTEE OTHER THAN THOSE SHOWN IN PREVIOUS ENDORSEMENTS; MATTERS THAT MAY BE DISCLOSED BY ANY FURTHER EXAMINATION OF ANY TAX, BOND OR ASSESSMENT RECORDS; OR THE FOLLOWING:

A NOTICE OF TRUSTEE'S SALE UNDER SAID DEED OF TRUST

DATE AND TIME OF SALE	:	APRIL 7, 2008 AT 1:30 P.M.
RECORDED	:	MARCH 19, 2008 IN BOOK 20080319, PAGE 352, OF OFFICIAL RECORDS
SAID MATTER AFFECTS	:	ITEM 8 OF OUR TRUSTEE'S SALE GUARANTEE

BANKRUPTCY PROCEEDINGS THAT MAY IMPOSE AN AUTOMATIC STAY UNDER USC TITLE 11, CHAP. 362a, ET SEQ., AFFECTING THE RECORD BENEFICIAL INTEREST OF ANY OF THE FOLLOWING LENDERS AND THEIR RELATED ENTITIES, IF APPLICABLE:

RESMAE MORTGAGE CORPORATION
OWNIT MORTGAGE SOLUTIONS
MORTGAGE LENDER'S NETWORK
PEOPLE'S CHOICE HOME LOAN
NEW CENTURY FINANCIAL

JPMC-001684
CONFIDENTIAL

CSOC.RICH.002576

GUARANTEE NO: 68-92-95-9442

ORDER NO: M721884

THIS SALE ENDORSEMENT IS MADE A PART OF SAID GUARANTEE AND IS SUBJECT TO THE LIABILITY EXCLUSIONS AND LIMITATIONS CONTAINED THEREIN. THE TOTAL LIABILITY OF THE COMPANY UNDER SAID GUARANTEE AND UNDER THIS ENDORSEMENT SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT STATED IN SAID GUARANTEE.

DATED AS OF MAY 7, 2008 @ 7:30 A.M., IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

LSI TITLE COMPANY (CA)

MARILYN AGUAS, TITLE OFFICER

JPMC-001685
CONFIDENTIAL

CSOC.RICH.002577

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK 20071214 PAGE 0358
Check Number 6100
Friday, DEC 14, 2007 8:41:18 AM
Ttl Pd $12.00 Nbr
TMH/74/1-2

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. Title Order No. M721884

IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is $18,356.40 as of December 13, 2007 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

JPMC-001686
CONFIDENTIAL

Trustee Sale No. 72339ZCA Loan No. [redacted] Title Order No. M721884

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: WASHINGTON MUTUAL BANK, FA at 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256, (877) 926-8937.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under a Deed of Trust dated 01/04/2007, executed by LAURA RICHARDSON, AN UNMARRIED WOMAN, as trustor, to secure obligations in favor of WASHINGTON MUTUAL BANK, as Beneficiary Recorded 01/10/2007, Book 20070110, Page 1818, Instrument of official records in the Office of the Recorder of SACRAMENTO County, California, as more fully described on said Deed of Trust. APN: 013-0363-001 Situs: 3622 WEST CURTIS DRIVE, , SACRAMENTO, CA 95818 including the note(s) for the sum of $535,001.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 08/01/2007 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: December 13, 2007

CALIFORNIA RECONVEYANCE COMPANY, as authorized agent for Washington Mutual Bank, Beneficiary,
By: FIDELITY NATIONAL TITLE COMPANY, authorized agent of CRC

Merrivn L. Aquas

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Merrivn L. Aquas

JPMC-001687
CONFIDENTIAL

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N110612
Chatsworth, CA 91311

Trustee Sale No. 723397CA
Loan No.
Title Order No. M721884

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/04/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 04/07/2008 at 01:30 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01/10/2007, Book 20070110, Page 1818, Instrument , of official records in the Office of the Recorder of SACRAMENTO County, California, executed by: LAURA RICHARDSON, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH STREET, SACRAMENTO, CA

Legal Description: LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

Amount of unpaid balance and other charges: $578,384.52(estimated)

Street address and other common designation of the real property: 8822 WEST CURTIS DRIVE
SACRAMENTO, CA 95818
APN Number: 013-0363-001-0000

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

DATE: 03-17-2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee
(714) 259-7850 or www.fidelityasap.com
(714) 573-1965 or www.priorityposting.com

Deborah Brignac

DEBORAH BRIGNAC, VICE PRESIDENT
9200 OAKDALE AVE
MAILSTOP N110612
CHATSWORTH, CA 91311

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

JPMC-001688
CONFIDENTIAL

LSI TITLE COMPANY (CA)

ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
(949) 622-4200 • (800) 323-0165

TRANSMITTAL

TO: WEDNESDAY, MARCH 19, 2008

CALIFORNIA RECONVEYANCE COMPANY
9200 OAKDALE AVENUE, MAIL STOP N110612
CHATSWORTH, CA 91311

ATTN: TAMARA HUGHES

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-95-9442
ORDER NO.: M721684

PLEASE FIND ENCLOSED HEREWITH ITEMS CHECKED BELOW:

__ CERTIFIED COPY

__ OWNERS POLICY

__ ALTA POLICY

__ CORRECTED GUARANTEE, POLICY AND/OR ENDORSEMENT

X PUBLICATION ENDORSEMENT

__ PRELIMINARY REPORT

__ SUPPLEMENTAL REPORT

__ OTHER

MERRLYN AGUAS, TITLE OFFICER

JPMC-001689
CONFIDENTIAL

ORDER NO: M721684

GUARANTEE NO: 66-92-95-9442

PUBLICATION ENDORSEMENT

LSI TITLE COMPANY (CA)
ISSUED BY: LSI TITLE COMPANY, INC.
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
A CORPORATION, HEREIN CALLED THE COMPANY

REF. NO.: 723397CA
GUARANTEE NO.: 66-92-95-9442

THE COMPANY HEREBY ASSURES THE ASSURED THAT SUBSEQUENT TO THE DATE OF THE GUARANTEE ISSUED UNDER THE ABOVE NUMBER, NO MATTERS ARE SHOWN BY THE RECORDS REFERRED TO IN THAT GUARANTEE WHICH WOULD AFFECT THE ASSURANCES IN SAID GUARANTEE OTHER THAN THOSE SHOWN IN PREVIOUS ENDORSEMENTS; MATTERS THAT MAY BE DISCLOSED BY ANY FURTHER EXAMINATION OF ANY TAX, BOND OR ASSESSMENT RECORDS; OR THE FOLLOWING:

NO CHANGES

BANKRUPTCY PROCEEDINGS THAT MAY IMPOSE AN AUTOMATIC STAY UNDER USC TITLE 11, CHAP. 362a, ET SEQ., AFFECTING THE RECORD BENEFICIAL INTEREST OF ANY OF THE FOLLOWING LENDERS AND THEIR RELATED ENTITIES, IF APPLICABLE:

RESMAE MORTGAGE CORPORATION
OWNIT MORTGAGE SOLUTIONS
MORTGAGE LENDER'S NETWORK
PEOPLE'S CHOICE HOME LOAN
NEW CENTURY FINANCIAL

THIS PUBLICATION ENDORSEMENT IS MADE A PART OF SAID GUARANTEE AND IS SUBJECT TO THE LIABILITY EXCLUSIONS AND LIMITATIONS CONTAINED THEREIN. THE TOTAL LIABILITY OF THE COMPANY UNDER SAID GUARANTEE AND UNDER THIS ENDORSEMENT SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT STATED IN SAID GUARANTEE.

DATED AS OF MARCH 17, 2008 @ 7:30 A.M., IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

LSI TITLE COMPANY (CA)

MERRLYN AGUAS, TITLE OFFICER

JPMC-001690
CONFIDENTIAL

CSOC.RICH.002582

NATIONAL TITLE INSURANCE
of New York, Inc.

Guarantee Number
66-92-95- 9442

TRUSTEE'S SALE GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, NATIONAL TITLE INSURANCE OF NEW YORK, INC., a corporation, herein called the Company,

GUARANTEES the Assured named in Schedule A of this Guarantee, against loss, not exceeding the liability amount stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances which the Company hereby gives that, according to the public records, as of the Date of Guarantee shown in Schedule A:

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority;
2. The names and addresses of additional persons who have recorded requests as provided by Section 2924b (a) and (d) of the Civil Code, for a copy of notice of default and for a copy of notice of sale are as shown herein;
3. The names and addresses of additional persons who, as provided by Section 2924b (c) (1) and (2) of the Civil Code, are entitled to receive a copy of notice of default and copy of notice of sale, are as shown herein;
4. The names and addresses of state taxing agencies which, as provided by Section 2924b (c) (3) of the Civil Code, are entitled to receive a copy of notice of sale, are as shown herein; and
5. The herein described land is located in the city or judicial district stated herein and, if designated, the newspaper or newspapers listed herein qualify for publication of notice pursuant to Section 2924f of the Civil Code.

IN WITNESS WHEREOF, NATIONAL TITLE INSURANCE OF NEW YORK, INC. has caused this Guarantee to be signed and sealed as of the date of guarantee shown in Schedule A, the Guarantee to become valid when countersigned by an authorized signatory.

LSI TITLE COMPANY (CA)
ISSUED BY: FIDELITY NATIONAL
DEFAULT SOLUTIONS

800-323-0165

Countersigned:

By: _____
Authorized Signatory
(Please Print Name Below)

National Title Insurance of New York, Inc.

BY _____
President

ATTEST _____
Secretary

SEAL

Trustee's Sale Guarantee - (12/95)

FORM 66-92-95

JPMC-001691
CONFIDENTIAL

CSOC.RICH.002583

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule A of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

(b) "land": the land described or referred to in Schedule A and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under this Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgement of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

JPMC-001692
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LSI TITLE COMPANY (CA)
ISSUED BY FIDELITY NATIONAL DEFAULT SOLUTIONS
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
(949) 622-4200 • (800) 323-0165

TRUSTEE SALE GUARANTEE

SCHEDULE A

GUARANTEE NO.:	66-92-95-9442
REF NO.:	723397CA
LOAN NO.:	
ORDER NO.:	M721884
COUNTY REF. NO.:	M721884
PREMIUM:	$825.00
LIABILITY:	$534,000.00
DATED:	DECEMBER 14, 2007 @ 8:41 A.M.

1. NAME(S) OF ASSURED:

   TRUSTEE: CALIFORNIA RECONVEYANCE COMPANY

   BENEFICIARY: WASHINGTON MUTUAL BANK, FA

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED, OR REFERRED TO, AND COVERED BY THIS GUARANTEE IS:

   A FEE

3. TITLE TO SAID ESTATE OR INTEREST, AT THE DATE HEREOF, IS VESTED IN:

   LAURA RICHARDSON, AN UNMARRIED WOMAN

4. THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A"

ORDER NO: M721884 GUARANTEE NO: 66-92-95-9442

EXHIBIT A

LEGAL DESCRIPTION

REF. NO. 723397GA

LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

JPMC-001694
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CSOC.RICH.002586

ORDER NO: M721884 GUARANTEE NO: 66-92-95-9442

EXCEPTIONS

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008 ASSESSOR'S PARCEL NUMBER

issue

TOTAL AMOUNT	:	$1,016.82
1ST INSTALLMENT	:	$508.41 (DELINQUENT)
2ND INSTALLMENT	:	$508.41 (OPEN)
1ST PENALTY	:	$50.84
2ND PENALTY/COSTS	:	$60.84
LAND	:	$16,999.00
IMPROVEMENT	:	$62,120.00
CODE AREA	:	03-005
EXEMPTION	:	(NONE SHOWN)

2. SUPPLEMENTAL ASSESSMENT FOR 2007-2008,

issue

BILLING DATE	:	SEPTEMBER 24, 2007
TOTAL AMOUNT	:	$2,098.35
1ST INSTALLMENT	:	$1,049.18 (DELINQUENT)
MUST BE PAID BY	:	DECEMBER 10, 2007
1ST PENALTY	:	$104.92
2ND INSTALLMENT	:	$1,049.17 (OPEN)
MUST BE PAID BY	:	APRIL 10, 2008
2ND PENALTY	:	$114.92

3. SUPPLEMENTAL ASSESSMENT FOR 2007-2008,

BILLING DATE	:	NOVEMBER 20, 2007
TOTAL AMOUNT	:	$4,994.64
1ST INSTALLMENT	:	$2,497.32 (OPEN)
MUST BE PAID BY	:	DECEMBER 31, 2007
1ST PENALTY	:	$249.73
2ND INSTALLMENT	:	$2,497.32 (OPEN)
MUST BE PAID BY	:	APRIL 30, 2008
2ND PENALTY	:	$259.73

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

5. ANY UNPAID AMOUNTS NOW OWING, FOR DELINQUENT UTILITIES, OF RECORD OR NOT, DUE TO THE CITY OF FOLSOM, CITY OF GALT, AND CITY OR COUNTY OF SACRAMENTO.

ANY SUCH AMOUNTS MAY BE ASCERTAINED BY CALLING (916) 264-5454 FOR CITY AND (916) 875-5555 FOR COUNTY OF SACRAMENTO.

CITY OF FOLSOM	:	(916) 355-7200
CITY OF GALT	:	(209) 745-2961

6. ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS

JPMC-001695
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CSOC.RICH.002587

ORDER NO: M723884 GUARANTEE NO: 66-92-95-9442

A. ANY UNPAID AND/OR DELINQUENT BOND OR ASSESSMENT AMOUNTS WHICH MAY HAVE BEEN REMOVED FROM THE ROLLS OF THE COUNTY TAX ASSESSOR AND WHICH MAY HAVE BEEN REMOVED FROM TAX BILLS AND TAX DEFAULT REDEMPTION AMOUNTS.

7. COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENTS OF RECORD IN SAID COUNTY AND ANY AMENDMENTS, MODIFICATIONS AND ANNEXATIONS THERETO, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW).

EASEMENTS OR SERVITUDES AS THEY APPEAR ON MAPS OR IN DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.

LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS OF SAID COUNTY.

8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT	:	$535,001.00
DATED	:	JANUARY 4, 2007
TRUSTOR	:	LAURA RICHARDSON, AN UNMARRIED WOMAN
TRUSTEE	:	CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY	:	WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION
RECORDED		JANUARY 10, 2007, IN BOOK 20070110, PAGE 1818 OF OFFICIAL RECORDS

A NOTICE OF DEFAULT UNDER THE TERMS OF SAID DEED OF TRUST

RECORDED	:	DECEMBER 14, 2007, IN BOOK 20071214, PAGE 358 OF OFFICIAL RECORDS

9. THE LATEST TAX ROLL INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSOR SHOWS THE SITUS ADDRESS ON SAID LAND AS 3622 W CURTIS DR, SACRAMENTO, CA AND THE PARCEL NO./PROPERTY ID NO. AS 013-0363-001-0000.

10. ANY BANKRUPTCY PROCEEDING THAT IS NOT DISCLOSED BY THE ACTS THAT WOULD AFFORD NOTICE AS TO SAID LAND, PURSUANT TO TITLE 11 U.S.C. 549 (C) OF THE BANKRUPTCY REFORM ACT OF 1978, AS AMENDED.

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CSOC.RICH.002588

GUARANTEE NO: 66-82-95-5442

ORDER NO: M721884

INFORMATION FOR TRUSTEE

RELATIVE TO THE DEED OF TRUST SHOWN AS ITEM NUMBER 8 OF THIS GUARANTEE:

1. THE TRUSTEE MUST OBSERVE THE REQUIREMENTS OF SECTION 2924b OF THE CIVIL CODE AS TO THE 'NOTICES' TO BE SENT TO THE TRUSTOR(S). IF ADDRESS(ES) OF THE TRUSTOR(S) ARE NOT SHOWN IN SAID DEED OF TRUST, OR IF NO NOTICE HAS BEEN REQUESTED BY THE TRUSTORS IN SAID DEED OF TRUST, THIS CODE SECTION STATES THE PROCEDURE TO BE FOLLOWED AS TO 'NOTICES' IN SUCH CASES. THE NAME(S) OF THE TRUSTOR(S) AND THE ADDRESS(ES), IF ANY, SHOWN IN SAID DEED OF TRUST ARE:

   LAURA RICHARDSON
   3622 WEST CURTIS DRIVE
   SACRAMENTO, CALIFORNIA 95818

2. THE NAME(S) AND ADDRESS(ES) OF PERSON(S) WHO HAVE RECORDED REQUESTS, OTHER THAN THE ORIGINAL TRUSTOR(S), AS PROVIDED IN SECTION 2924b(a) AND 2924b(d) OF THE CIVIL CODE, FOR A COPY OF ANY RECORDED 'NOTICE OF DEFAULT' AND A COPY OF ANY RECORDED 'NOTICE OF SALE' ARE:

   NONE

3. THE NAME(S) AND ADDRESS(ES) OF ADDITIONAL PERSON(S) WHO, AS PROVIDED BY SECTION 2924b(c)(1) AND (2) OF THE CIVIL CODE, ARE ENTITLED TO RECEIVE A COPY OF ANY RECORDED 'NOTICE OF DEFAULT' AND A COPY OF ANY RECORDED 'NOTICE OF SALE' ARE:

   LAURA RICHARDSON
   3622 WEST CURTIS DR
   SACRAMENTO, CA 95818
   (VESTEE)

   LAURA RICHARDSON
   3622 W CURTIS DR
   SACRAMENTO, CA 95818
   (VESTEE)

   LAURA RICHARDSON
   717 E VERNON ST
   LONG BEACH, CA 90806
   (VESTEE)

4. THE NAME(S) AND ADDRESS(ES) OF STATE, FEDERAL AGENCIES OR THE INTERNAL REVENUE SERVICE WHICH, AS PROVIDED BY SECTION 2924b(a)(3) AND SECTION 2924b(c)(4) OF THE CIVIL CODE, ARE ENTITLED TO RECEIVE A COPY OF ANY RECORDED 'NOTICE OF SALE' ARE:

   NONE

5. THE NAME(S) AND ADDRESS(ES) OF THE PERSON(S) DISCLOSED BY THE RECORDS EXAMINED, OTHER THAN THOSE TO WHOM 'NOTICE' IS REQUIRED BY SECTION 2924b OF THE CIVIL CODE, WHO MIGHT BE INTERESTED IN RECEIVING A COPY OF ANY RECORDED 'NOTICE OF DEFAULT' OR A COPY OF ANY RECORDED 'NOTICE OF SALE' ARE:

   NONE

JPMC-001697
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CSOC.RICH.002589

GUARANTEE NO: 66-92-95-9442

ORDER NO: M721884

6. CITY IN WHICH SAID LAND IS LOCATED: SACRAMENTO

IF NOT IN A CITY, JUDICIAL DISTRICT IN WHICH SAID LAND IS LOCATED:

7. LEGAL PUBLICATION:

DAILY RECORDER
P.O. BOX 1048
SACRAMENTO, CALIFORNIA 95812-1048
1115 H STREET
SACRAMENTO, CALIFORNIA 95812

TELEPHONE: 916 444-2355

PUBLISHED: MONDAY THROUGH FRIDAY

8. ATTENTION IS CALLED TO THE SERVICEMEMBERS CIVIL RELIEF ACT OF 2003 (108 P.L. 189; 117 STAT. 2835; 2003 ENACTED H.R.100) AND AMENDMENTS THERETO AND THE MILITARY RESERVIST ACT OF 1991 (SEC. 800 TO 810, MILITARY VETERANS CODE) WHICH CONTAIN INHIBITIONS AGAINST THE SALE OF LAND UNDER A DEED OF TRUST IF THE OWNER IS ENTITLED TO THE BENEFITS OF SAID ACTS.

9. ATTENTION IS CALLED TO THE FEDERAL TAX LIEN ACT OF 1966 (PUBLIC LAW 89-719) WHICH, AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF SALE IN A SPECIFIED MANNER TO THE SECRETARY OF THE TREASURY OR HIS OR HER DELEGATE AS A REQUIREMENT FOR THE DISCHARGE OR DIVESTMENT OF A FEDERAL TAX LIEN IN A NONJUDICIAL SALE, AND ESTABLISHES WITH RESPECT TO SUCH A LIEN A RIGHT IN THE UNITED STATES TO REDEEM THE PROPERTY WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF ANY SUCH SALE.

10. ATTENTION IS CALLED TO SECTION 2924b(b)(3) AND SECTION 2924b(c)(4) OF THE CIVIL CODE, WHICH AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF ANY RECORDED 'NOTICE OF SALE', IN A SPECIFIED MANNER, TO THE OFFICE OF ANY STATE TAXING AGENCY, IN SACRAMENTO, CA., WHICH HAS A 'NOTICE OF TAX LIEN' OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

11. ATTENTION IS CALLED TO SECTION 2934a OF THE CIVIL CODE CONCERNING ANY 'SUBSTITUTION OF TRUSTEE', REQUIRING THAT WHEN SUBSTITUTION IS BEING EFFECTED UNDER THE PROVISIONS OF THAT SECTION, 'NOTICE' BE SENT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2924b OF THE CIVIL CODE.

JPMC-001698
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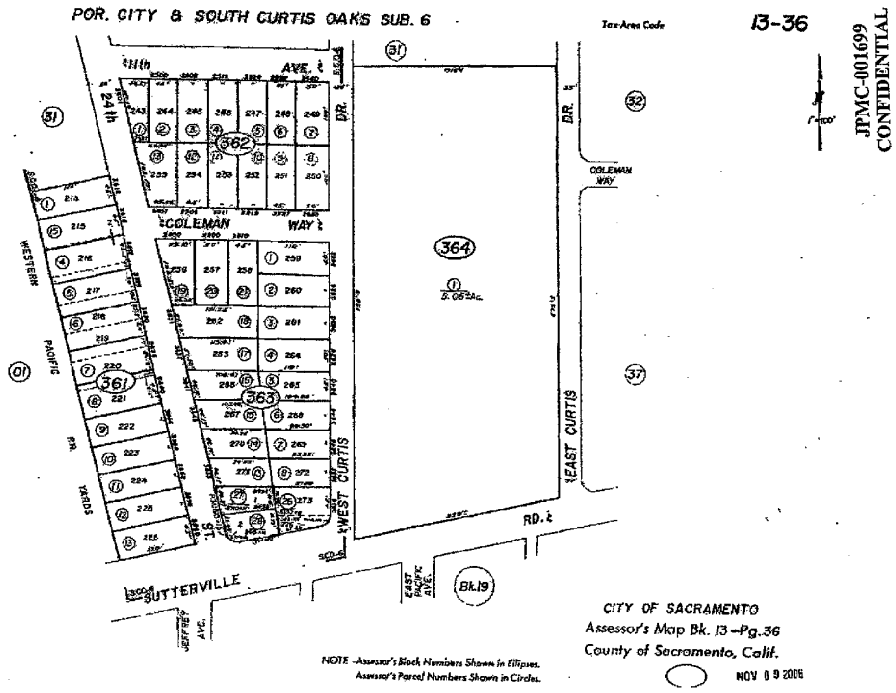
CSOC.RICH.002590

Descriptions: Sacramento,CA Assessor Map 13.36 Page: 1 of 1
Order: 19 Comments:



6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

7. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All Payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date Of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to

National Claims Administration
P.O. Box 45023
Jacksonville, Florida 32232-5023

JPMC-001700
CONFIDENTIAL

REQUEST TO RECORD DOCUMENT(S)

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue N 110612
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)

Date: 05/29/2008

FIDELITY NATIONAL TITLE COMPANY
15661 RED HILL AVENUE
SUITE 201
TUSTIN, CA 92780
Attn: MERRLYN AGUAS

Trustee's Sale No: 723397CA
Title Order No: M721884
Loan No:
County: SACRAMENTO
Situs: 3622 WEST CURTIS DRIVE
SACRAMENTO, CA 95818

APN:

Dear MERRLYN AGUAS:

We have enclosed the following for recording:

NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE

Other instructions:

Please examine the public records which impart constructive notice in the county or counties where the property is situated for any evidence of a petition in bankruptcy being filed by the current owners of the subject property AND Temporary Restraining Order AND any defect in the legal description or title. DO NOT RECORD or otherwise proceed if there is such evidence and notify the undersigned immediately. If there is no such evidence, please record the above documents.

CALIFORNIA RECONVEYANCE COMPANY

HUEY JEN CHU, VICE PRESIDENT
818-775-2340

JPMC-001701
CONFIDENTIAL

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311

Space above this line for recorder's use only

Trustee Sale No. 723397CA Loan No. [redacted] Title Order No. M721884

NOTICE OF RESCISSION OF TRUSTEE'S DEED UPON SALE

This Notice of Rescission is made on 05/30/2008 with respect to the following facts:

1. That CALIFORNIA RECONVEYANCE COMPANY, a California Corporation as the duly appointed trustee under that certain Deed of Trust dated 01/04/2007, and Recorded 01/10/2007, Book 20070110, Page 1818, Instrument naming LAURA RICHARDSON, AN UNMARRIED WOMAN as trustor and WASHINGTON MUTUAL BANK as beneficiary, securing a Promissory Note in the amount of $535,001.00.

2. The Deed of Trust encumbers the real property situated in the County of SACRAMENTO, State of CALIFORNIA, described as follows:
LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

A.P.N.: [redacted]
Situs: 3622 WEST CURTIS DRIVE, SACRAMENTO, CA 95818

3. That by virtue of a Default under the terms of the Deed of Trust the Beneficiary did declare a default, as set forth in a Notice of Default and Election to Sell, which Notice was recorded in the Office of the County Recorder of SACRAMENTO, California.

4. On 05/07/2008, at 01:30 PM the property was purportedly sold to RED ROCK MORTGAGE, INC., being the highest bidder at such sale who bid the amount of $388,000.01.

5. The Trustee's Sale on 05/07/2008 is being rescinded at the request of the Beneficiary, as the Beneficiary had previously agreed to postpone the foreclosure sale to June 4, 2008. The Trustee's sale of 05/07/2008 is therefore null and void, and of no force and effect.

6. The express purpose for this Notice of Rescission is to return the priority and existence of all lien holders to the status quo ante that existed prior to the Trustee's Sale.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RESCINDS THE TRUSTEE'S SALE AND PURPORTED TRUSTEE'S DEED UPON SALE AND HEREBY ADVISES ALL PERSONS, WHOMEVER AND WHATSOEVER LOCATED, THAT THE TRUSTEE'S DEED UPON SALE DATED 05/09/2008, FROM CALIFORNIA RECONVEYANCE COMPANY TO RED ROCK MORTGAGE, INC AND RECORDED 05/19/2008 IN BOOK 20080519, PAGE 0487, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY IS HEREBY RESCINDED AND SHALL HAVE NO FURTHER FORCE OR EFFECT WHATSOEVER.

IN WITNESS WHEREOF, CALIFORNIA RECONVEYANCE COMPANY, has caused its corporate name and seal to be hereto affixed by its authorized signature.

DATE: 05/29/2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

BY _____
Colleen Irby, Assistant Secretary

BY _____
Karime Arias, Assistant Secretary

WASHINGTON MUTUAL BANK, FA

BY _____
Deborah Brignac, Vice President

BY _____
Huey-Jen Chiu, Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5/29/08 before me, SIERRIE HERRADURA, "Notary Public" personally appeared DEBORAH BRIGNAC, HUEY-JEN CHIU, COLLEEN IRBY AND KARIME ARIAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SIERRIE HERRADURA
Commission # 1792714
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2012

JPMC-001703
CONFIDENTIAL

CSOC.RICH.002595

From: 305 667 1613 Page: 1/2 Date: 5/22/2008 11:27:42 AM
05/19/2008 11:31 5164417077 WELLS FARGO BANK NA PAGE 03/07

WHEN RECORDED MAIL TO:
RED ROCK MORTGAGE, INC.

MAIL TAX STATEMENTS TO:
RED ROCK MORTGAGE, INC.
3600 AMERICAN RIVER DRIVE #135
SACRAMENTO, CA 95864

Sacramento County Recording
Craig R Kramer, Clerk/Recorder
Book 20080519 Page 0487
Check Number 8325
Monday, MAY 19, 2008 11:12:43 AM
Tkt Rd $12.00
006-Sacramento Cy DTT PAID
AMW/SB/1-2

Space above this line for recorder's use only

Trustee Sale No. 723387OA Loan No. Title Order No. M721884

TRUSTEE'S DEED UPON SALE

APN 013-0363-001-0000 T.R.A. No.

The undersigned grantor declares:

1) The Grantee herein was not the foreclosing beneficiary.
2) The amount of the unpaid debt together with costs was.....$574,023.87
3) The amount paid by the grantee at the trustee sale was.....$388,000.01
4) The documentary transfer tax is.....$427.35
5) Said property is in SACRAMENTO

and CALIFORNIA RECONVEYANCE COMPANY (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to Red Rock Mortgage, Inc. (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of SACRAMENTO, State of California, described as follows: LOT 259 AS SHOWN ON THE OFFICIAL "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NOV. 6", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 18

Situs: 3622 WEST CURTIS DRIVE, , SACRAMENTO, CA 95818

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01/04/2007 and executed by LAURA RICHARDSON, AN UNMARRIED WOMAN, as Trustor, and Recorded 01/10/2007, Book 20070110, Page 1918, Instrument of official records of SACRAMENTO, County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 05/07/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being $388,000.01 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 05/09/2008

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Karime Arias, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On May 09, 2008 before me, IRMA GARCIA TORRES, "Notary Public" personally appeared KARIME ARIAS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

IRMA GARCIA TORRES
Commission # 1608392
Notary Public - California
Los Angeles County
My Comm. Expires Aug 12, 2008

JPMC-001705
CONFIDENTIAL

April 17, 2008

Laura Richardson
717 East Vernon Street
Long Beach, CA 90806

RE: Washington Mutual Loan Number [redacted]
Property Address: 3622 West Curtis Drive, Sacramento, CA 95818

WE MAY REPORT/HAVE REPORTED INFORMATION ABOUT YOUR ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS, OR OTHER DEFAULTS ON YOUR ACCOUNT MAY BE REFLECTED IN YOUR CREDIT REPORT.

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dear Ms. Richardson:

Thank you for your recent contact with our Executive Office. Please find your reinstatement figures enclosed. Please remit the exact reinstatement amount in certified funds to us at the below address:

Washington Mutual
Default Cash Processing
7255 Baymeadows Way
Jacksonville, FL 32256

We have placed a sixty day hold on all foreclosure sale or actions, the hold will expire June 4, 2008.

Should you have any further questions, please feel free to contact me at 904-732-8817.

Sincerely,

Allison Dolan
Default Specialist II – ERT
Washington Mutual Home Loans

JPMC-001706
CONFIDENTIAL

RE: Loan Number:
Borrower: HELMAR FAMILY REVOCAB
Property Address: 3632 W CURTIS DR
SACRAMENTO, CA 95818

Quote Type: Reinstatement Quote
Good Through: 4/7/2008
Loan Type: Conventional Uninsured
Foreclosure Sale Date: 12.00.00 AM
Next Due Date will be: 5/1/2008
Date Prepared: 4/4/2008

9 months at $ 4,227.98	$ 38,051.82
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
months at $	$
Subtotal of Payments Due	$ 38,051 82
Inspection Fees	$ 0 00
Appraisal Fees	$ 0.00
NSF Charges	$ 0.00
Late Charges	$ 253.68
Property Preservation	$
[illegible]	[illegible]
Corporate Advance Balance	$ 1,157 82
Liens	$
	$
Other Fees	$ 46.80
Outstanding Fees & Costs**	$
Total for Reinstatement	$ 37,028.60

prhoden
51797295

**Please add all collectable outstanding fees and costs to the above total

**Please review the NewTrak Fees & Cost Module for any outstanding fees and cost do to parties other than yourself. Please include these amounts in your Final quote.

JPMC-001707
CONFIDENTIAL

CSOC.RICH.002599

WaMu Case Notes: 1

2008 LENDING COMPLAINT LOG

Status: Closed

Customer Information
Laura Richardson
3622 W Curtis Dr
Sacramento, CA 95818
Home :
Subprime Loan

Compliance Review Information:
THE FOLLOWING COMPLIANCE COMPLAINT CATEGORIES HAVE BEEN IDENTIFIED:
Foreclosure,

CUSTOMER INFORMATION:

Customer's Last Name:
RICHARDSON
Customer's First Name:
LAURA
Relationship Type:
Customer
Loan Type:
Subprime
Customer's Last Name 2:

Customer's First Name 2:

Contact Information:
Home
Addl Contact Information:
Cell
Property Address:
3622 W CURTIS DR
City:
SACRAMENTO
State: CA
Zip Code:
95818
Country:
Complainant Information:

ISSUE TYPE:

Complaint Type: Loan Servicing
Issues is: (Required)
New
*Method of Customer Contact:
Call
Complaint Source:
Executive

AREA RESPONSIBLE FOR COMPLAINT:
LOAN SERVICE INFORMATION:

Service Center: HLIS
Departments: Foreclosure
Nature of Complaint:
SERVICE
Specific Nature:
Payoff Amount/Breakdown
Definition:

JPMC-001708
CONFIDENTIAL

WaMu Case Notes: 2

2008 LENDING COMPLAINT LOG

Status: Closed

Summary of Complaint: The customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure.
Summary of Complaint entered: 04/03/2008
By: Rosie Alvarez
Summary of Resolution: The customer has been advised that the reinstatement figures have been sent to her via FED-EX on 04/17/08 as she has requested. We apologized for the delay in providing the information.
Summary of Resolution entered: 04/22/2008
By: Rosie Alvarez

LEGAL AND COMPLIANCE REVIEW:

Forwarded by Legal: No
Review Required By:

FILENET INFORMATION:

FileNet Case:
080409401
FileNet cover sheet Document Type:
Supporting Documentation
FileNet cover sheet
Assigned To:
OTHER
To generate FileNet cover sheet, fill in all required fields

SECURITY INFORMATION:

Threat Issued: No
Type of Threat:

WORKFLOW & ISSUE RESOLUTION:

Logged By:
Rosie Alvarez
Date ERT Received:
04/03/2008
Response Due Date:
04/10/2008
Method of Resolution:
Call
Date Research Completed:
04/22/2008
Aging: 13
Calendar Days: 19
Business Days: 13
Researcher:
Default
Follow Up Required By:
Rosie Alvarez
Date Issue Reassigned:
Resolution Partner I:
Date Info Requested:
Date Info Received:
Resolution Partner I Aging:
0
Resolution Partner II:
Date Info Requested:

WaMu Case Notes: 3

2008 LENDING COMPLAINT LOG

Status: Closed

Date Info Received:
Resolution Partner II:
0
Customer Contacted By:
Rosie Alvarez
Date Call/Email Completed:
04/22/2008
Date Issue Closed:
04/22/2008
Issue closed by Rosie Alvarez
Date returned:
Reason Editor returned letter without edit:
Scheduled Call Back:
Date:
Time:
Status Update: Required for issues exceeding 10 day resolution
Comments:

WaMu Case Notes: 4

2008 LENDING COMPLAINT LOG

Status: Closed

ACTIVITY LOG:
Attachments:
Activity Log:
Activity Log History (Display):
From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 1:25 PM
To: GM Default Executive Response
Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are:
Congressional office, 310-538-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President

JPMC-001711
CONFIDENTIAL

2008 LENDING COMPLAINT LOG

Status: Closed

State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-326-4717 fax
jan.owen@wamu.net (04/03/2008 5:54:56 PM, Rosie Alvarez)

****

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 1:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

From: Dolan, Allison A.
Sent: Thursday, April 03, 2008 2:12 PM
To: Siedzik, Tasha A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

I have submitted the foreclosure hold for 60 days. Also, I emailed Fidelity to get the reinstatement figures good thru 4/30/08 as a rush. I should have them by EOB tomorrow.

Thanks.
Allison Dolan (04/04/2008 8:43:15 AM, Rosie Alvarez)

****

From: Dolan, Allison A.
Sent: Friday, April 04, 2008 9:48 AM
To: Siedzik, Tasha A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

I have put the foreclosure sale on a 60 day hold and ordered the reinstatement figures. I should have those Monday.

Thanks.
Allison Dolan

(04/04/2008 10:05:07 AM, Rosie Alvarez)

****

From: Dolan, Allison A.
Sent: Thursday, April 10, 2008 1:15 PM
To: Siedzik, Tasha A.; Alvarez, Rosalva R.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

Hi Rosie-
Here is the Reinstatement figures for this loan. Do you want me to also fed-ex it to the borrower?

WaMu Case Notes: 6

2008 LENDING COMPLAINT LOG

Status: Closed

Thank you!

From: Alvarez, Rosalva R.
Sent: Friday, April 11, 2008 11:33 PM
To: Dolan, Allison A.; Sledzik, Tasha A.
Cc: Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

Hello Allison,

Yes please send this to her via overnight on Monday.

Thank you, (04/12/2008 8:17:54 PM, Rosie Alvarez)
****

04/22/08 16:40:31 1X6 LOAN SERVICE EXECUTIVE RESOLVED
SAW MS RICHARDSONS ASSISTANT AND ADVISED HIM THAT
THE REINST FIGURES HAVE BEEN SENT TO HER VIA FED E
X ON 04/17. HE WILL MAKE SURE THAT SHE RECEIVES TH
EM (04/22/2008
1:41:31 PM, Rosie Alvarez)
****

Refund #1

Amount Refunded to Customer:
Refund Type:
Refund Account or Check number:

Refund #2

Amount Refunded to Customer:
Refund Type:

Refund #3

Amount Refunded to Customer:
Refund Type:
Refund Account or Check number:

WMI - Confidential

JPMC-001713
CONFIDENTIAL

CSOC.RICH.002605

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                    CONSOLIDATED NOTES LOG            05/22/08  13:49:28
L  RICHARDS     L:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: ANDY   PRINT:
-------------------------------* PF8 FOR MORE *-------------------------------
FOR 041608 @VU VENT: USER HAS ENDED THE HOLD. HOLD END DATE: 04/1
               6/2008. HOLD TYPE: LOSS MITIGATION WORKOUT
TSK 041608 #49 PROCEED                                                  FORRST
TSK 041508 E@F PROCEED                                                  FORRST
SER 041008 JRR ***EXECUTIVE ISSUE**EMAILED REINSTATEMENT FIGURES
               TO DTE
COL 040808 MED CALLED BORR HM PH# LMTC............JANICE01349
FOR 040408 @VU LOSS MITIGATION WORKOUT HOLD OPENED: 4/4/2008
FOR 040408 @VU RYAN PACUBAS - (CONT) - OR 60 DAYS TO ALLOW THE BO
               RROWER TO REINSTATE THE LOAN. SHE IS A PROMINENT P
               OLITICAL FIGURE. STATUS: ACTIVE, AWAITING APPROVAL
               . HOLD START: 4/4/2008
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS PLACED THE FILE ON HOLD. HOLD REASON:
                LOSS MITIGATION WORKOUT. HOLD COMMENTS: DESTINY W
               HITEHEAD, FIDELITY CLOSED BY: N.A.   REVIEWED BY:
               N.A. REVIEWED: N.A.   PROJECTED END: N.A.   DAYS O
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JPMC-001714
CONFIDENTIAL

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[redacted]                    CONSOLIDATED NOTES LOG            05/22/08  13:49:38
L  RICHARDS      L:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------* PF8 FOR MORE *-----------------------------
FOR 040408 @VU PEN: 0   COMMENTS: FROM: DOLAN, ALLISON A.  MAILTO
               :ALLISON.DOLAN@WAMU.NET  SENT: THURSDAY, APRIL 03,
                2008 5:03 PM TO: HOLDFCI@FNFS.NET SUBJECT: DTE**
               LAURA RICHARDSON LOAN #[redacted] IMPORTANCE: HIGH
                PLEASE PLACE THE ABOVE LOAN ON FORECLOSURE HOLD F
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS APPROVED THE HOLD. HOLD TYPE: LOSS MI
               TIGATION WORKOUT. STATUS: ACTIVE, APPROVED.
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS
               LOAN. ISSUE TYPE: HOLD FC. COMMENTS: HOLD FC.
FOR 040408 @VU RYAN PACUBAS  USER HAS COMPLETED THE  SALE SCHEDUL
               ED FOR DATA FORM WITH THE FOLLOWING ENTRIES:  PREV
               IOUS SALE DATE: : 4/7/2008  SALE POSTPONEMENT REAS
               ON: : LOSS MITIGATION
FOR 040408 @VU RYAN PACUBAS  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS APPROVED THE ISSUE. ISSUE TYPE: HOLD
```

```
                    CONSOLIDATED NOTES LOG              05/22/08  13:49:50
L RICHARDS    D:R F:A B:  R:        DUE 08/01/07   TYPE CONV. RES.    ARM
     ANA Y ARM Y ASM Y BLN Y BNK Y CCN Y COL Y ELC Y FOR Y HAZ Y LMT Y
     MIP Y PIF Y PMT Y REO Y SER Y TAX Y TSK Y DATE SELECT: MMDDYY  PRINT:
-------------------------------* PF8 FOR MORE *-------------------------------
FOR 040408 @VU  LOAN                IMPORTANCE: HIGH    PLEASE PLAC
               E THE ABOVE LOAN ON FORECLOSURE HOLD FOR 60 DAYS T
               O ALLOW THE BORROWER TO REINSTATE THE LOAN.  SHE I
               S A PROMINENT POLITICAL FIGURE.     STATUS: ACTIVE
FOR 040408 @VU PETER RHODEN  SYSTEM UPDATED FOR THE FOLLOWING EVE
               NT: USER HAS ENDED THE ISSUE ASSOCIATED WITH THIS
               LOAN. ISSUE TYPE: REINSTATEMENT QUOTE REQUEST. COM
               MENTS: REINSTATEMENT GOOD THROUGH 04-07-08 UPLOADE
               D INTO NIE..
FOR 040408 @VU PETER RHODEN  USER HAS COMPLETED THE  F101 REINSTA
               TED DATA FORM WITH THE FOLLOWING ENTRIES:  GOOD TH
               ROUGH DATE: : 04-07-08  SPECIAL INSTRUCTIONS: :
FOR 040408 @VU PETER RHODEN  A FEES AND COSTS REQUEST HAS BEEN EN
               TERED FOR THIS LOAN BY PETER RHODEN, GOOD THROUGH
               4/7/2008
FOR 040408 @VU ALLISON DOLAN  SYSTEM UPDATED FOR THE FOLLOWING EV
               ENT: USER HAS CREATED A PROCESS-LEVEL ISSUE FOR TH
```

JPMC-001716
CONFIDENTIAL

Dolan, Allison A.

From: HoldFCL@Fnfs.net
Sent: Thursday, April 03, 2008 5:04 PM
To: Dolan, Allison A.
Subject: RE: DTE** Laura Richardson Loan

This will acknowledge receipt of your email request that a foreclosure be stopped, put on hold, or sale date postponed. Please be advised that if such email request is being submitted less than forty-eight (48) business hours prior to the time of the scheduled sale, you must contact either Destiny Whitehead (destiny.whitehead) at (904)470 or Reginald Lynch (reginald.lynch) at (904)470- to alert Fidelity to the time sensitive nature of your request. For escalated matters please contact Michael Caro at (904) 470-3604 Thank you.
</pre><FONT SIZE=2>
The information contained in this message is proprietary. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. In addition, please be aware that any message addressed to our domain is subject to archiving and review by persons other than the intended recipient. Thank you.</FONT>

JPMC-001717
CONFIDENTIAL

CSOC.RICH.002609

Dolan, Allison A.
From: Dolan, Allison A.
Sent: Thursday, April 10, 2008 4:15 PM
To: Siedzik, Tasha A.; Alvarez, Rosalva R.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan #
Attachments: Reinstatement Figures w o Fees[1].pdf; Picture (Metafile)

Hi Rosie-
Here is the Reinstatement figures for this loan. Do you want me to also fed-ex it to the borrower?

Thank you!

Reinstatement Figur...

Allison Dolan

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan #
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

TheEliteGroup
BE RECOGNIZED

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response

Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are Congressional office, 310-536-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

Dolan, Allison A.
From: Alvarez, Rosalva R.
Sent: Saturday, April 12, 2008 2:33 AM
To: Dolan, Allison A.; Siedzik, Tasha A.
Cc: Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

Follow Up Flag: Follow up
Flag Status: Red

Hello Allison,

Yes please send this to her via overnight on Monday.

Thank you,

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

" I long to accomplish great and noble tasks, but it is my chief duty to accomplish humble tasks as though they were great and noble. The world is moved along, not only by the mighty shoves of its heroes, but also by the aggregate of the tiny pushes of each honest worker." Helen Keller-

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Dolan, Allison A.
Sent: Thursday, April 10, 2008 1:15 PM
To: Siedzik, Tasha A.; Alvarez, Rosalva R.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

Hi Rosie-
Here is the Reinstatement figures for this loan. Do you want me to also fed-ex it to the borrower?

Thank you!
Allison Dolan << File: [redacted] Reinstatement Figures w o Fees[1].pdf >>

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E. [redacted]
Subject: FW: DTE** Laura Richardson Loan [redacted]
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

<< OLE Object: Picture (Metafile) >>

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response
Cc: Alpigini, Erin E.; Siedzik, Tasha A. [redacted]
Subject: DTE** Laura Richardson Loan [redacted]
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks.

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank

JPMC-001721
CONFIDENTIAL

(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan[redacted]
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are:[redacted] Congressional office, 310-538-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

Dolan, Allison A.
From: Siedzik, Tasha A.
Sent: Sunday, April 06, 2008 7:51 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

Thanks, Allison

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

TheEliteGroup
BE RECOGNIZED

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From: Dolan, Allison A.
Sent: Thursday, April 03, 2008 5:12 PM
To: Siedzik, Tasha A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: RE: DTE** Laura Richardson Loan

I have submitted the foreclosure hold for 60 days. Also, I emailed Fidelity to get the reinstatement figures good thru 4/30/08 as a rush. I should have them by EOB tomorrow.

Thanks.
Allison Dolan

From: Siedzik, Tasha A.
Sent: Thursday, April 03, 2008 4:59 PM
To: Dolan, Allison A.
Cc: Alvarez, Rosalva R.; Alpigini, Erin E.
Subject: FW: DTE** Laura Richardson Loan #
Importance: High

Allison – will you please take care of this asap??? The FCL sales is scheduled 4/7.

Thank you,

Tasha Siedzik
Loan Servicing Department Manager
Default Executive Response, CARE Team, Research Support
Customer Interaction Center

Washington Mutual
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
904/886-6108 direct, 886/271-7346 fax
Tasha.siedzik@wamu.net

<< OLE Object: Picture (Metafile) >>

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Alvarez, Rosalva R.
Sent: Thursday, April 03, 2008 4:25 PM
To: GM Default Executive Response
Cc: Alpigini, Erin E.; Siedzik, Tasha A.
Subject: DTE** Laura Richardson Loan
Importance: High

Hello,

I am hoping that you can assist me with this Congressional complaint. I have called and left a message on her cell phone for her to call me. The situation as Jan describes it below is that the customer is attempting to bring the loan current. She is looking to obtain a reinstatement figure and prevent foreclosure. Can you please assist me with that?

Thanks,

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

From: Owen, Jan L.
Sent: Thursday, April 03, 2008 10:50 AM
To: Smith, Kimberly; GM QSM DTE
Subject: Ladies

Congresswoman Laura Richardson

Loan #
Property address: 3622 W. Curtis Drive
Sacramento, CA 95818

Has called. She is attempting to reinstate her loan as she indicates she has the money and would like to stay with the payment plan she had before she had her problems. I understand from her that her problems began when she starting running for Congress- once she had just won the state assembly seat. The Congressional district she represents is San Pedro and Long Beach, CA. She believes there will be a foreclosure sale on the above referenced property on April 7, 2008. She wants to keep the house and again has indicated she has the $$ to pay the arrears and to pay this loan.

This one is sensitive. Contact numbers are: Congressional office, 310-538-1190- District office in CA. Please keep me posted. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

Dolan, Allison A.

From: Terri.Walker
Sent: Friday, April 04, 2008 12:24 PM
To: Dolan, Allison A.
Subject: RE: Richardson**reinstatement

Allison this is a Wamu Subprime loan issue would have to be raised on PM do you have access to Fidelity Process Management system?

Terri Walker
Supervisor, Financial Support
FIS Foreclosure Solutions, Inc.
A Division of FIS Default Solutions
Phone: (904) 470-[redacted]

From: Dolan, Allison A. [mailto:allison.dolan@wamu.net]
Sent: Thursday, April 03, 2008 5:09 PM
To: Terri Y. Walker
Subject: Richardson**reinstatement
Importance: High

Hi Terri-
Happy Almost Friday!!
Can I please get reinstatement figures for this loan as soon as possible? We need them good thru April 30 and it can include all fees and costs due.

Thank you! I appreciate you!

Allison Dolan
Fulfillment Specialist
Default Correspondence and Support Center

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From: GM PR
</o=wamu/ou=sea/cn=recipients/cn=pr>
To:
Cc:
Bcc:
Subject: Breaking News: Seattle PI, Los Angeles Times, American Banker, TheStreet.com
Date: Wed Jun 11 2008 10:59:19 EDT
Attachments:

WaMu Focused News

1. Ex-WaMu workers tapped for their mortgage expertise
June 10, 2008
By BILL VIRGIN
Seattle Post-Intelligencer

Rising defaults and delinquencies on loans, houses staying on the market longer and fetching less-than -hoped-for prices when they do sell, a weakening economy -- sounds like a great time for banks to get into or expand their presence in the mortgage business.
Yet several banks in this region are doing just that.
And they've got just the place to go to recruit people they need to increase the number of home loans they write: former Washington Mutual employees.
KeyBank became the latest to tap the pool of former WaMu home-loan personnel when it named Michael Taylor as its vice president and sales manager for its Northwest region; he had been regional manager for Washington Mutual's Eastern Washington, Idaho and Utah markets.
Taylor, in turn, has hired Ed Sauriol, a 16-year WaMu veteran, as producing sales manager for Key's South Puget Sound region.
That's just the start. Although Key started the year with 13 employees on its mortgage lending staff in Washington, Taylor says the bank is at 30 now and could be up to 50 by the end of the year "as long as I find the right talent."
Taylor and Key are hoping to generate home-loan business not only from its existing customers, but also from the contacts with real estate agents, builders and others in the community those recruits bring with them. Key wants to double its mortgage lending in the 13 states it operates in nationally, and triple its mortgage writing in Washington state.
Key's not alone, either in expanding home lending or recruiting former WaMu employees to accomplish that.
Wells Fargo & Co. opened a new downtown Seattle home-loan office with 31 employees, all from the same WaMu home-loan center.
Wells Fargo has also added 10 former WaMu employees on the Eastside, five in Bellingham, four in Mount Vernon and a couple in the South Sound area, according to spokeswoman Lara Underhill.
JPMorgan Chase, meanwhile, has hired former WaMu mortgage staffers in Seattle, California and Utah.
Those employees are available because of WaMu's decision, announced in April, to close all of its free-standing home-loan centers -- 186 nationally, 23 in Washington -- and lay off 3,000 employees. WaMu plans to make home loans through its retail bank branches.
"These are experienced mortgage officers," Wells Fargo's Underhill says. "They're familiar with the market."
Less obvious is why Key, Wells and others would want to expand in home lending just now.
KeyBank's Taylor says that for all the bad news about the housing sector -- "the consumer has a feeling the mortgage business has shut down" -- there's still business to be done. Maybe even more business, he adds, with WaMu and others pulling back not just from retail lending ,but also the wholesale business (loans written by brokers and other lenders).

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"It's creating some opportunity for us," Taylor said. "Even though the mortgage pie has shrunk, the number of hands in that pie has shrunk even further."
"We're still writing mortgages; we're still in business," adds JPMorgan Chase spokeswoman Christine Holevas. "People still want the American dream. They want to own their own home. We're helping them do so in a prudent manner."
Those banks say prudent lending in the past -- not loading up on the sorts of exotic and risky mortgages now going sour -- puts them in a position to expand now. Taylor says FHA lending programs are regaining favor. "It's old-school stuff," he says. Interest rates that are still attractive are driving business for new loans and refinancing activity.
Lenders are expanding in the Seattle area, he adds, because "we were never down as far as the national market. That doesn't mean we were without pain. But inventory is moving. ... We could potentially see a rebound this summer," although he's not predicting it will be substantial.

WaMu Related News

2. In an "extremely unusual" move, WaMu goes to bat for Rep. Richardson
June 10, 2008
Los Angeles Times

Just when you thought you were safe from news about U.S. Rep. Laura Richardson, Democrat of Long Beach: The Daily Breeze reports that her lender, Washington Mutual, is trying to help her get her foreclosed house back (That's the house at right, located in Sacramento).
The Breeze's Gene Maddaus: "The real estate broker who bought Rep. Laura Richardson's house at a foreclosure sale last month is accusing her of receiving preferential treatment because her lender has issued a notice to rescind the sale.
Neither Richardson nor WaMu would talk to Maddaus about the situation. Richardson has yet to answer L.A. Land's questions, posed in writing on May 22, about the Sacramento mortgage, and the modification to the mortgage she says she received from WaMu.

Catching up: I must confess I failed to post a story about Richardson's car troubles. Here's how the Long Beach Press-Telegram told it: "In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week. The next day, Richardson began using a city-owned vehicle -- putting almost 31,000 miles on it in about a year -- and continued driving the car five days after she had left the council to serve in the state Assembly, city records show."
In a terrific example of public service journalism, though, the Press-Telegram did manage to get some money for the mechanic. It reports that Richardson paid the 2-year-old, $735 bill after the newspaper called seeking an interview about the unpaid debt.
More: "James York, owner of Red Rock Mortgage, said he would file a lawsuit against Richardson and her lender, Washington Mutual, by the end of the week, and has every intention of keeping the house. 'I'm just amazed they've done this,' York said. 'They never would have done this for anybody else.' "
Maddaus seeks out analysis from foreclosure expert Leo Nordine, who opines that a bank going to bat for a former homeowner in a situation such as this is "extremely unusual." "Unless [the borrower] filed bankruptcy beforehand, they'd never do it."

3. Overdraft and ATM Fees Rise, As Economy Slumps
June 2008
By Anthony Malakian
American Banker

Consumers are always wary of being nickel-and-dimed to death, and thanks to the current economic malaise, more banks are heading in that direction. Many of the biggest banks are raising fees for ATM usage and overdrafts, which analysts say isn't such a bad idea.

Bank of America recently raised its overdraft fee (also called NSF for non-sufficient funds) to $25 from $20 for the first day, and $35 for each subsequent day. First Horizon raised its NSF fee to $35 from $32. Washington Mutual upped its overdraft to $34 from $32 in most states. Citibank now also is charging a $3 ATM fee for non-customers, as is BofA, which raised its surcharge last July.
Bank of the Sierra, a $1.3-billion-asset bank in Porterville, CA, hasn't joined the wave of increased fees, but bank president and CEO James Holly acknowledges the changing attitude. "Years ago, if you overdrew your account, we couldn't wait to close your account and throw you out," says Holly, joking. "Now we have to go find those people and bring them in, because they are really valuable folks to have."
Robert Hammer, chairman and CEO of Thousand Oaks, CA-based bank advisory firm R.K. Hammer Investment Bankers, says banks should be mandated to raise fees. "Without a doubt, bank fees are rising, but you have to understand that rising risk in our industry today is indisputable," Hammer says. "In an environment of rising risk, you would expect fees of those risks to rise, too. It would be an abdication of responsibility for bank management to not have fees rising as well."
While some argue this promotes customer dissatisfaction, it doesn't seem to lead to attrition, says Greg Lowell, senior manager in the financial-services strategy group for research company Accenture. In a report to be released this month, Accenture found a 23 percent difference in customer satisfaction between banks that charged fees and those that didn't. Yet, 61 percent of customers said that if their bank charged a fee, they would continue to do business with it, only 12 percent less than those banks that wouldn't charge a fee for the service. "Our research does bear out that customers in retail banking do tend to stay with the bank, not necessarily out of a strong sense of loyalty, but out of a reluctance to make the move to another bank because of all the time and cost in making that happen," says Lowell.
Certain fees really aggravate customers, such as customer-service fees, monthly service fees and product-purchase fees. Overdraft fees, on the other hand, were found to be somewhat accepted, because "people, for the most part, understand it's a fee related to a specific error on their part," Lowell says. Consumers also understand a fee for use of an ATM not connected to their bank. Lowell says banks need to understand how their customers view certain fees and not just make a "knee-jerk increase in fees" because BofA did.
Ed Woods, a senior analyst at Boston-based consultant Celent, agrees that not all fees are greeted with anger. "There are segments of the population that aren't adverse to paying late fees," he says. "What seems to be most important to them is to have the flexibility to get [the payment or take out money] when they want."
Ron Shevlin, senior analyst at Boston-based consultant Aite Group, says, though, banks do need to worry about silent attrition. While higher fees may not provoke a customer to leave his bank, he may not keep depositing money or buying new products, either. "In the short term, it seems like a great business move. The problem is that it leaves such a bad taste in the consumer's mouth," Shevlin says. "These are the kinds of things that over time build up dissatisfaction, but the bank won't see that in terms of a hit for at least a couple of quarters."
Shevlin adds that there is no reason to believe that fees will go back down, either. "If they were to spend the next year maintaining their retention rates in the face of increasing fees, the business will look at it and say, 'Why would we want to reduce the fees now?'" Shevlin says.

4. Lessons for Small Biz in Bank Blowups
Elizabeth Blackwell
June 10, 2008
TheStreet.com

No one pities CEOs these days, what with their stratospheric compensation, company-paid perks and golden parachutes. Even when they do get fired, they don't have to join the line at the local unemployment office.
Still, most of us wouldn't want to be running a major financial institution these days, when bank CEOs seem to be dropping left and right. Citigroup (C - Cramer's Take - Stockpickr) and Merrill Lynch (MER - Cramer's Take - Stockpickr) both gave their CEOs the boot late last year; this week, Wachovia (WAC - Cramer's Take - Stockpickr) did the same. Washington Mutual's (WAMU - Cramer's Take - Stockpickr) CEO got to keep his job -- barely -- but was forced to give up his chairman title, a move that was the

result of pressure from shareholders.
All this fallout from the subprime mortgage mess may seem far removed from the average small business owner (unless your small business happens to be a title company or mortgage lender). But the lack of confidence in Wachovia's and Washington Mutual's leadership serves as a cautionary tale for anyone who runs a business, no matter what size.
It's not as if Wachovia's CEO was trolling suburban subdivisions, hustling no-interest loans to unqualified buyers. But the current mortgage meltdown is partially the result of incentives put in place by high-ranking executives. Those top dogs are now realizing that any shady dealings within their companies -- no matter how far removed from their corner offices -- can bring them down, too.
The lesson here is clear: If you give your employees incentives to cut corners, however unintentionally, their shoddy tactics can eventually be pinned on you. You need to know how your subordinates operate, because you may ultimately be the fall guy for their mistakes.
At Wachovia and other major banks, "Everyone had a cash incentive to approve loans, and that started at the top," says Tomas Norton of The Norton Group, which provides banking-related consulting and litigation support services. "A mindset based on volume went from the absolute top to the very bottom of the food chain."
Troubled Mentality
The repeal of the Glass-Steagall Act in 1999, which allowed commercial and investment banks to merge, was the beginning of what Norton points to as a change in mentality in the lending business. "It put an investment banker mentality into a commercial banking operation," he says. Mortgages became commodities that were packaged into securities. The more mortgages were approved, the more executive compensation soared.
CEOs, in search of the short-term profits that could boost stock prices, demanded more and more loans. And they didn't ask too many questions about how those mortgages were being approved.
For banks like Washington Mutual and Wachovia, the result was a disconnect between public perception and real-world tactics. To the general public, banks remained traditional, even conservative institutions. Bank branches continued to spring up in suburban subdivisions and big-city downtowns, creating the illusion that these banks were a part of the community.
But behind the scenes, banks were indulging in speculative, risky financial behavior. "They created the impression of community banking by having a branch on every corner," says Norton. "But they had no relationship with the customer. They wanted to get your loan, keep it for five minutes, then sell it off for short-term profits."
And they were willing to overlook all the warning signs, such as home buyers who didn't have enough income to pay off their loans. For a while it worked -- until the whole system fell apart.
Bank CEOs had a few great years, where they took credit for soaring stock prices and were compensated accordingly. And you could do the same, by overlooking red flags and making some short -term profits. But if you want your business to last, you'd better take a close look at how your employees are operating on your behalf.
Do you reward results, regardless of how they were obtained? Do you send the message -- overt or implied -- that you're always thinking short-term? For the banks, says Norton, "Compensation was based on approval. No one wanted to say no to loans." Are you willing to say no?
It's easy to think -- as the bank CEOs did -- that the folks in charge should focus on the big picture. But if they don't know exactly how the people at the bottom are operating, they won't stay on top very long.

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>
Bcc:
Subject: Update: Congresswoman obtains spokesperson
Date: Tue May 27 2008 22:24:02 EDT
Attachments:

All:
FYI - it appears that Congresswoman Richardson has now engaged a spokesperson -- William Marshall. Among other things, he states that Ms. Richardson is awaiting clarification from WaMu as to whether she had secured new loan terms in time, but that she is still in fact the owner of her Sacramento home (though public records state otherwise).

I'll continue to let you know of any other new developments as reported by the media.

- Sara

>Rep. Richardson defaulted on three Calif. home loans – The Hill
>By Jared Allen
>05/27/08
>
>The tale of Rep. Laura Richardson's (D) personal housing crisis got even more captivating Tuesday as her office said the freshman lawmaker defaulted on loans she took out for not just one, but three, California homes.
>
>The news of one of Richardson's properties recently being sold at auction captured widespread attention last week in the wake of the nation's housing crisis. But that was only part of the story.
>
>Richardson's office said Tuesday she has caught up on her payments and renegotiated the terms of loans she took out to purchase homes in San Pedro and Long Beach, Calif. Her office confirmed that the lawmaker defaulted on both of these homes and was risking foreclosure when she went months without making payments.
>
>A third home that Richardson borrowed heavily to move into in Sacramento was sold at auction earlier this month — at a $150,000 loss to the bank that issued her the $535,000 loan.
>
>William Marshall, a spokesman for Richardson, said on Tuesday that she was still awaiting clarification from her lender, Washington Mutual, as to whether she had secured new loan terms in time and was still, in fact, the owner of the home.
>
>Richardson told The Associated Press on Friday that she was surprised to learn that the home was sold at the May 7 auction. She claimed that the sale never should have happened because she had

renegotiated her loan to pay it off.
>
>Even as that was happening, ethics watchdogs were crying foul over Richardson's personal finances and questioning how she was able to lend her campaign to Congress $77,500 in the midst of multiple home loan defaults.
>
>Federal Election Commission (FEC) reports show that Richardson loaned her campaign a total of $77,500 — in three installments — between June and July of 2007.
>
>Richardson's year-end FEC filing showed that her campaign still had $331,000 worth of debt but $116,000 cash-on-hand.
>
>Marshall was unable to immediately answer questions about whether Richardson borrowed against any of her home equity — from homes she defaulted on — to finance her House campaign.
>
>But he did not dispute reports that Richardson had done the very same thing the year prior when she borrowed $100,000 against her Long Beach home — whose mortgage she later defaulted on — to loan to her campaign for the California General Assembly. She repaid that personal loan in its entirety, according to Los Angeles media outlets.
>
>Melanie Sloan, executive director of the Citizens for Responsibility and Ethics in Washington, criticized Richardson for falling deeper into debt while choosing to spend more than $77,500 of her own money on her campaign. She suggested that Richardson's actions only demonstrated her belief that winning a seat in Congress is more important that practicing personal fiscal responsibility.
>
>Sloan added Richardson should not be in the situation she is while making a congressional salary when homeowners around the country making $50,000 or less are struggling to pay their debts.>
>
>"Truthfully, it's appalling," Sloan said.
>
>Meredith McGehee, policy director for the Campaign Legal Center, said it would be reasonable for the FEC to look into the timing of the loan against the timeline of Richardson's home loan defaults.
>
>"In situations like this it's very important for whoever loaned her the money to demonstrate that they treated her equitably, not favorably," McGehee said. "Otherwise, you're getting into a situation of a corporate underwriting of a campaign."
>
>Richardson's FEC reports do not spell out the terms of her personal loans to her campaign.
>
>Richardson originally came under scrutiny last week when it was learned that a home she owned in Sacramento was sold at auction after it went into foreclosure.
>
>As well as her $535,000 home in Sacramento, a home that Richardson owned in San Pedro >— which she borrowed $359,000 to obtain — went into default in September 2007 when she became more than $12,000 behind in her payments.
>
>In addition, Richardson's primary residence in Long Beach went into default just two months ago after she failed to make a payment for four months and owed nearly $20,000 on the property.
>Marshall declined to give details of the new loans that he said Richardson was able to secure.
>
>Richardson last week told reporters in California that her experience makes her particularly well-suited to help Congress legislate a solution to the nation's housing crisis, saying she hoped to testify before congressional committees on the issue.
>
>And when Congress returns following the Memorial Day recess, reconciling the House and Senate versions of the legislation designed to help the housing market rebound will be on the top of the

agenda.
>
>Richardson did not vote on the version of the Foreclosure Prevention Act that passed the House, but said she missed the vote only because she was attending her father's funeral.
>
>Richardson was a member of the Long Beach City Council when she won a California General Assembly seat in November 2006, months before she purchased the home in Sacramento. She won the congressional seat the following year in the special election to replace the late Rep. Juanita Millender-McDonald (D).
>
>Sara Gaugl
>Home Loans Public Relations
>
>WaMu
>1301 Second Avenue I WMC40 I Seattle WA 98101
>206.500.2822 direct I 206.226 [illegible] I cell
>sara.gaugl@wamu.net
>
>This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.
>
>
>

From:	Champney, Steven D. </o=wamu/ou=sea/cn=recipients/cn=u214145>
To:	Schneider, David C. </o=wamu/ou=sea/cn=recipients/cn=u215416>
Cc:	
Bcc:	
Subject:	Out of Office AutoReply: Richardson Coverage: Calculated Risk Blog
Date:	Tue May 27 2008 15:45:30 EDT
Attachments:	

Thank you for contacting me. I am presently out of office 5/22 - 5/27 so if this is an urgent matter or an emergency please contact my assistant Susan Samuel at 904-886[illegible] or susan.samuel@wamu.net, otherwise I will respond once I've returned. Thank you and have a WaMu day!

From: Erin Frederick <[redacted]>
To: Erin Frederick <[redacted]>
Cc:
Bcc:
Subject: Fin Svcs Clips (05-27-08)
Date: Tue May 27 2008 11:43:07 EDT
Attachments: Fin Svcs Clips (05-27-08).pdf

Consumer Mortgage Coalition

Financial Services Clips

May 27, 2008

1. Partisan Feud Stalls HUD Chief Confirmation –Wall St. Journal, p.3

2. Housing woes mount for Rep. Laura Richardson—DailyBreeze.com, p.4

3. Housing relief: Help, but for how many?—CNNMoney, p.8

4. Senate and House Mortgage Bills Compared--CQ Weekly, p.10

5. Sources To Pay For FHA Financing Bill –CongressDaily, p.12

6. Cleanup Is No Easy Task –Wall St. Journal, p.13

7. Looser Credit on the Way In 'Declining' Markets? --Washington Post, Commentary, p.15

8. Strong Growth Seen in GSEs' Portfolios–American Banker, p.17

9. UPDATE 1-RESEARCH ALERT-Lehman widens 2008 loss view for GSEs –Reuters, p.18

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10. Slower FHLB Advance Growth May Signal Crunch Is Easing –American Banker, p.19

11. Mortgages Without U.S. Backing Start to Rise –New York Times, p. 21

12. Home Sales Rise in Hard-Hit Areas–Wall St. Journal, p.23

13. Case-Shiller: House Prices Fall 14% –Wall St. Journal Online, p.25

14. Government's Housing Price Index Records Largest Decline in 17 Years —BNA, p.27

15. Recent borrowers hit problems earlier—Financial Times, p.28

16. Drastic action may be needed if housing slump worsens —Financial Times, Commentary, p.30

17. Fed Keeps Watch on Wall St. -- From the Inside –Washington Post, p.32

18. Greenspan warns of 'greater than 50% probability' of US recession—Financial Times, p.34

19. Greenspan urges policymakers to focus on banks' capitalization—Financial Times, p.35

20. European Commission Moves to Boost Banking, Securities, Insurance Supervision —BNA, p.37

21. National City Agrees to $4.6 Million Settlement Over HUD Loans, DOJ Says —BNA, p.39

22. Vallejo, Calif. files for bankruptcy –AP, p.40

23. FASB Issues Standard Clarifying Accounting For Financial Guarantee Insurance Contracts —BNA, p.42

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24. Muni-Bond Bidders A Rarer Commodity–Wall St. Journal, p.44

25. FGIC Posts Loss on Exposure To Asset-Backed CDOs–Wall St. Journal, p.46

26. Auction-Rate Securities Give Firms Grief–Wall St. Journal, p.47

27. Gauging the Big Bets of a Hot Hand –New York Times, p.49

28. Finding Potential for Debt in Distress –New York Times, p.52

29. Moody's fiasco: The cover-up?—Fortune's Daily Briefing Blog, p.54

30. UBS Foresees More Subprime-Related Losses –New York Times, p.55

31. Lost Opportunities Haunt Final Days of Bear Stearns–Wall St. Journal, p.56

32. How J.P. Morgan Does 'Merger in Reverse' –Wall St. Journal, p.63

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Wall St. Journal—5/24/08

Partisan Feud Stalls HUD Chief Confirmation

By HENRY J. PULIZZI
May 24, 2008; Page A2

WASHINGTON -- As lawmakers look to piece together a housing-rescue package that President Bush can sign, a partisan feud has delayed the Senate confirmation of Steven Preston to be housing secretary.

The White House and Senate Majority Leader Harry Reid (D., Nev.) are accusing each other of reneging on a deal that would have seen Mr. Preston confirmed Thursday as head of the Department of Housing and Urban Development.

With lawmakers now in recess, the earliest Mr. Preston could be confirmed is in early June.

"This is pretty appalling given the situation we're in with housing," White House spokesman Tony Fratto said Friday. "We had a deal."

But Sen. Reid's office said the White House's failure to keep a Republican senator in line is to blame for the collapse of an agreement under which the Senate was to confirm Mr. Preston and 79 others. "This is what we get for trying to act with unusual speed and haste," Reid spokesman Jim Manley said, noting that Democrats agreed to move forward on Mr. Preston without a vote by the Senate Banking Committee.

The dispute, which emerged late Thursday, has an unlikely source: the Tennessee Valley Authority. Sen. Lamar Alexander (R., Tenn.), angry that Sen. Reid is blocking the reappointment of William H. Graves to the TVA board, put a hold Mr. Reid's choice for the board of the Institute of Peace, Ikram U. Khan. That brought down the Reid-White House agreement. The institute is an independent, nonpartisan organization funded by Congress.

"There's only one senator holding up the housing secretary in the midst of a housing slump and that's the Democratic leader," Mr. Alexander said. "I have tried to be as polite as possible about this."

Mr. Preston, head of the Small Business Administration, was expected to breeze through the Senate confirmation process. Mr. Bush nominated him to succeed Alphonso Jackson, who stepped down in April amid controversy over the agency's awarding of contracts.

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DailyBreeze.com (Los Angeles)
Housing woes mount for Rep. Laura Richardson
FORECLOSURE: South Bay Rep. Laura Richardson has three homes that have gone into default.
By Gene Maddaus, Staff Writer
Daily Breeze.com [LA]
Article Launched: 05/23/2008 11:02:16 PM PDT

Rep. Laura Richardson says the foreclosure on her Sacramento house was due to a miscommunication. (Scott Smeltzer / Staff Photographer)

Rep. Laura Richardson, who lost her Sacramento home in a recent foreclosure auction, has also defaulted on properties in Long Beach and San Pedro, records show.

Richardson, D-Long Beach, was able to bring her payments up to date on the Long Beach home relatively quickly, but the San Pedro property lingered in the foreclosure process for almost eight months, and still has a pending auction date.

In her first interview since the news broke Tuesday that her Sacramento home had been foreclosed, Richardson blamed the foreclosure on a miscommunication by her lender. She offered no apologies for failing to make payments on three separate homes and expressed no regret for failing to pay nearly $9,000 in property taxes.

In her only admission of fault, she said she could have acted more quickly to correct the situation.

"I should have moved forward in an earlier fashion," she said. "I acknowledge that. I intend never to conduct business in that fashion again."

Asked how she planned to reimburse the state for her unpaid property taxes, Richardson said, "I have financial obligations, and I will fulfill those financial obligations. - There will be no debts to the state of California."

In an hour-and-a-half interview in the offices of the Press-Telegram, Richardson declined to answer numerous detailed questions about her finances. For example, she refused to discuss the mortgage terms on the Sacramento house, refused to say how many payments she had made, and refused to say when she learned that the mortgage was in default.

A notice of default was issued in December, but Richardson offered no evidence that she had taken any remedial action before April. By then, the auction had already been scheduled for one month.

The home, which Richardson bought in January 2007 for $535,000, sold at auction on May 7 to a real estate investor for $388,000. The lender, Washington Mutual Bank, took a loss of nearly $200,000 on the deal, and

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The Long Beach home of former City Councilwoman and now 37th district Rep. Laura Richardson went into default on March 28. She had not made a payment on it since November. (Stephen Carr / Staff Photographer)
the buyer, James York, agreed to pay her property tax bill.

Richardson said that she was not aware the home had sold until she was contacted by reporters this week. She produced correspondence from Washington Mutual Home Loans, dated April 17, that indicated her loan was reinstated and the auction would be put on hold until June 4.

She produced an e-mail, dated Thursday, indicating that she was trying to work with the lender to have the foreclosure rescinded.

A spokeswoman for Washington Mutual Bank, Sara Gaugl, declined to comment on the matter.

"We have not received consent from Ms. Richardson that would allow us to discuss her loan situation," Gaugl said.

County records indicate that the San Pedro home
A San Pedro home on Parker Street, reportedly owned by Rep. Richardson, went into default in September 2007, at which point she was $12,410.71 behind in payments on the property. (Brad Graverson / Staff Photographer)
went into default in September 2007, at which point Richardson was behind on her payments by $12,410.71, and had made no payments since June.

A notice of trustee sale was issued on April 17, and an auction was scheduled for May 14 on the courthouse steps in Norwalk. The outstanding loan balance was $367,436, on an original 2005 loan of $359,000.

However, the auction was put on hold.

Richardson produced records from Wells Fargo Bank, which holds the note on her San Pedro home. That document, dated March 21, indicated that Richardson had qualified for a loan modification that would prevent the foreclosure from going forward.

Cal Western Reconveyance Corp., which was responsible for collecting the debt, confirmed
This Sacramento home owned by Rep. Richardson was sold at auction. The buyer agreed to pay her property tax bill, and her lender lost $200,000 on the deal. She is trying to rescind the foreclosure. (Rich Pedroncelli / The Associated Press)
that a hold had been placed on the auction, and the auction date had been postponed to July 14, pending a workout of the loan.

Again, Richardson produced no document to confirm that she took any remedial action on the San Pedro property before March.

The Long Beach home, which is Richardson's primary address, went into default on March 28. Richardson had not made a payment on the house since November, and owed $19,921.74 on the

property. Three days later, the default was rescinded, indicating that Richardson had arranged to make the payments.

While Richardson did not apologize for her actions, she did attempt to explain them.

In 2005, Richardson was a Long Beach councilwoman and a staffer for Lt. Gov. Cruz Bustamante. She was elected to the Assembly in 2006 and then to Congress in 2007, to fill a seat vacated by the death of Rep. Juanita Millender-McDonald.

Richardson loaned her Assembly campaign $100,000 in the summer of 2006, borrowing against the equity in her Long Beach home. After her election, she raised enough money to pay herself back, but immediately had to plow $77,500 in loans to her congressional campaign.

"I am not financially wealthy," she said. "I am not a millionaire. - Based upon what I was going through, changing four jobs in less than one year, I think any American would understand what that does in terms of a person's financial stability."

As a member of Congress, Richardson makes $169,300 a year. As a member of the Assembly, she made about $116,000, plus a per diem for living expenses in Sacramento.

When it was pointed out that the average American makes far less than that, Richardson responded, "The average American is not responsible for maintaining several households."

Richardson said she did not make an effort to sell the Sacramento home, even after she was elected to Congress, and still hoped to rent it out.

Richardson attempted to link her situation to the plight of others facing foreclosure, and said the experience would help make her a better advocate on foreclosure issues.

"I think this is what many Americans are unfortunately facing right now," she said. "I am concerned that I can take what I have learned from this to help somebody else. - Many people are one step away from issues that are life-changing moments. When a person moves across the country, that is a life-changing moment."

Richardson noted that unlike the state Legislature, the U.S. Congress does not provide for living expenses.

"On the federal level, there is no per diem," she said. "They don't pay for you to move."

Richardson is renting an apartment in the Washington, D.C., area. She declined to disclose or discuss her credit score.

She has begun to pay down her congressional campaign debt, and repaid herself $18,000 of the $77,500 in personal loans. She still owes $220,000 to her campaign consultant - which is unusual for a successful campaign - and about $330,000 overall.

Richardson said she would advise anyone in her circumstance "to seek assistance immediately" and to maintain contact with their lenders.

She said she ultimately hopes to testify about her situation in front of the Senate, and will write to the president to urge him to sign a package of foreclosure legislation.

"We need to put a better process in place, so a person's home is not being sold up underneath them," she said. "We have to improve the way we respond to this crisis."

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Staff Writer Sandy Mazza contributed to this article.

CNNMoney—5/23/08

Housing relief: Help, but for how many?

Sponsors of the Senate's bipartisan mortgage bill say it will help 500,000 people. But an Oct. 1 start date means many homeowners could be out of luck.

By Jeanne Sahadi, CNNMoney.com senior writer
May 23, 2008: 10:39 AM EDT

NEW YORK (CNNMoney.com) -- When the Senate Banking Committee passed a housing bill intended to limit foreclosures, panel Chairman Christopher Dodd, D-Conn., said he expected the measure could help 500,000 borrowers stay in their homes.

While the bill could help a lot of people, it's unlikely to help 500,000.

The bill's key provision would allow the Federal Housing Administration (FHA) to insure up to $300 billion in new loans for at-risk borrowers if lenders agree to write down loan balances below the appraised value of borrowers' homes.

The Congressional Budget Office has not yet released its official estimates of the bill's FHA proposal.

But in analyzing the potential costs and reach of a similar proposal passed by the House in May, the CBO estimated that 500,000 borrowers may enter the program - and that 35% of them could still default. So the best estimate of the net number of borrowers who will stay in their homes under the program is 325,000.

That would reduce anticipated foreclosure filings by 8% over the next few years, according to an estimate from Goldman Sachs analyst Alec Phillips.

That's not the only factor that could reduce the number of homeowners helped by the Senate bill. In making its estimates, the CBO assumed a June 1 start date for the FHA program. But the Senate version of the legislation - considered more politically viable than the House bill - would start the program on Oct. 1.

That four-month difference is likely to flush from consideration a segment of the bill's immediate target group: the 1.5 million subprime borrowers with adjustable-rate mortgages (ARM) whose loans are scheduled to reset in 2008.

Come Oct. 1, many of those whose ARMs reset between January and May might have already had their homes repossessed or left them during the foreclosure process.

Typically foreclosure proceedings begin after a mortgage payment is 90 days past due. Homeowners who are unable to reach deals with their lenders for more affordable loans may lose their homes within three or four months after the 90-day delinquency period, said Rick Sharga, vice president of marketing for Realty Trac, which publishes foreclosure data.

So those whose rate reseton Jan. 1 could lose their home by June or July. Likewise, anyone whose rate reset in February, March, and April could lose their homes before the new FHA program would go into effect. Some portion of those whose rates reset in May - one of the peak months for subprime ARM resets - could be in the same boat.

"The people the bill will most likely help are those resetting in the third quarter and beyond." Sharga said. "The people who reset in the first quarter will almost certainly be beyond help."

In some states, however, it takes as long as a year to go through the whole foreclosure process, giving some borrowers whose loans reset early in the year a potential chance to use the Senate-proposed version of the FHA program should it become law.

A congressional plan to limit foreclosures would have been most effective if it caught more subprime borrowers before their rates reset. That's because the repossession rate on homes of borrowers with subprime ARMs rises dramatically after reset, according to First American CoreLogic LoanPerformance data from the past decade. The same holds true when considering foreclosure filings and repossessions combined.

Of course, choosing a start date for the FHA program isn't just a matter of figuring out how to limit the maximum number of foreclosures. "There's upfront planning that needs to occur for this to be successful," said Jaret Seiberg, an analyst with the Stanford Group, a Washington policy research firm.

And then there's the political calculus. The bill has been the source of heated wrangling between Democrats and Republicans, which has delayed its path to enactment.

"At the end of the day you compromise to get legislation enacted. But it's better to start the program later than have it lie dead in the Senate." ■

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CQ WEEKLY – WEEKLY REPORT
BANKING & FINANCIAL SERVICES
May 26, 2008 – Page 1415

Senate and House Mortgage Bills Compared
By CQ Staff

The House passed mortgage relief legislation (HR 3221) on May 8, and the Senate Banking Committee approved its draft May 20. Following is a comparison of the bills.

FHA Expansion

Senate

Loan Guarantees: The Federal Housing Administration would provide up to $300 billion in new guarantees to help borrowers refinance loans. Lenders would accept a write-down of the current loan amount, receiving payment from the proceeds of the new loan. The loan amount could not exceed 90 percent of the appraised value of the property, and it would be a fixed-rate mortgage of at least 30 years. The FHA would collect an up-front premium of 3 percent of the new FHA loan to be paid from the proceeds of the new mortgage and an annual premium of 1.5 percent on the remaining balance of the loan.

Offset: The costs of the FHA program would be covered by a newly createdaffordable-housing trust fund. One hundred percent of those funds would go to the FHA program in 2009, 50 percent in 2010 and 25 percent in 2011.

Appreciation: Borrowers would be required to share accumulated equity with the government based on a five-year phased-in schedule, and half of any future appreciation if the home is sold.

Bulk Auctions: The creation of an auction mechanism to refinance eligible mortgages on a bulk basis would be allowed, if feasible.

House

Loan Guarantees: The FHA would provide the same guarantees as in the Senate bill. Existing lenders would have to take write-downs, receiving payment of no more than 85 percent of the property's current value. The new loan would have to have a loan-to-value ratio of no greater than 90 percent of property's current value, and it would have to be a fixed-rate mortgage.

Offsets: No offsets.

Appreciation: Participating borrowers who sell homes would have to pay the government whichever is greater: a fee equal to 3 percent of the original FHA loan balance or a percentage of future sale profits, ranging from 100 percent if the home was sold in the first year after refinancing to 50 percent if sold in the fourth year or later.

Bulk Auctions: The Federal Reserve Board would be required to conduct a study of the need for, and efficacy of, an auction or bulk refinancing mechanism.

Fannie Mae/Freddie Mac Overhaul

Senate

Regulator: Fannie, Freddie and Federal Home Loan Banks would have a single federal regulator. The regulator could establish minimum capital requirements and temporarily raise their required capital levels. The measure also grants the regulator power to limit the size of the companies' retained mortgage portfolios, including ensuring that they have enough capital to support their holdings.

Trust Fund: An affordable-housing trust fund would be established, to be funded by Fannie, Freddie and Federal Home Loan Banks.

Loan Limits: The maximum conforming loan in high cost areas would be set at $550,000. It would prohibit the enterprises from holding loans purchased with principal obligations greater than the normal conforming limit on their portfolios, either as whole loans or mortgage-backed securities, except to the extent that such loans are held for the purposes of securitization.

House

Regulator: A single regulator would be established, with broad safety and soundness powers. The regulator could establish minimum capital requirements, require temporary increases in those capital levels and establish limits on the company's portfolios, all in accordance with a safety and soundness standard.

Trust Fund: Similar to Senate provision.

Loan Limits: Would make permanent increases in loan limits included in the economic stimulus law (PL 110-185), which were raised from $417,000 to either 125 percent of the median home price in the local market or $729,750, whichever is less.

Source: **CQ Weekly**
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Sources To Pay For FHA Financing Bill
By Bill Swindell
May 23, 2008
CongressDaily

House Financial Services Chairman Barney Frank suggested today other avenues to fund legislation for the Federal Housing Administration to guarantee up to $300 billion in new mortgages rather than diverting monies away from a new affordable-housing trust fund.

In particular, Frank said he would explore using extra revenue from lifting a cap on FHA reverse mortgages as an option to pay for the FHA refinancing proposal. "We'll find other sources," Frank said at housing conference sponsored by the American Bar Association. "I think ... there are other ways we can do it." As the foremost congressional advocate for expanding affordable housing, Frank's top priority is protecting the trust fund as the House and Senate near negotiations on a major housing-stimulus package.

The House has passed its package and the Senate will take up its measure after the Memorial Day recess. Both measures would take a portion of Fannie Mae's and Freddie Mac's assets and siphon them off for a new trust fund, which is estimated to receive about $500 million annually.

Both bills would allow FHA to guarantee new 30-year, fixed-rate mortgages for at-risk subprime borrowers, providing that their lenders voluntarily write down their current notes to below-market value. The Senate version narrowed the eligibility, bringing down its cost to $500 million, while the House version was more expansive, estimated to cost $1.7 billion by CBO.

But at the insistence of Senate Banking ranking member Richard Shelby, the Senate bill paid for the FHA refinancing plan by diverting the funds intended for the trust fund in its first few years of operation. That stance has forced Frank to examine other avenues to pay for the FHA refinancing plan as he gears up for conference negotiations. By lifting the cap on the FHA reverse-mortgage program, Frank said, the measure could bring in $300 million annually.

He noted that raising the FHA loan limit would raise tens of millions of dollars annually, and he wants the cap to go up to almost $730,000. Shelby opposes permanently raising the limit beyond $550,000.Frank will press his case by arguing that the House bill would allocate the first year of trust-fund monies to areas affected by 2005's Hurricane Katrina in an effort to help those communities rebuild, and is looking for allies in the Senate such as Sen. Mary Landrieu, D-La., who has been successful with various Senate bills in attaching Katrina-related language beneficial to her constituents. Shelby noted his state was also affected by Katrina. "We got a nationwide housing crisis here we're going to continue to deal with. We continue to deal with Katrina. We will because we care what happened in Louisiana, Mississippi and my state of Alabama," Shelby said Tuesday.

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Wall St. Journal—5/27/08

Cleanup Is No Easy Task

Three Tough Areas Face New Regulator Of Fannie, Freddie

By DAVID REILLY and PETER EAVIS

May 27, 2008; Page C12

Fannie Mae and **Freddie Mac** may soon come under the thumb of a new, beefed-up regulator following a compromise reached last week between the White House and Congress on new housing legislation. Like any new sheriff, this one will want to clean up the town.

That means putting Fannie and Freddie on firmer financial footing so they can be strong enough to act when the housing market needs them. The current regulator, James Lockhart, says they are far from that now. In a recent speech, he said that Fannie and Freddie "have continued to be a point of vulnerability for the financial system because they are so highly leveraged relative to their risks."

It all gets down to Fannie and Freddie's balance sheets, specifically the amount of capital they have relative to the amount of assets they hold. Problem is, these balance sheets look something like the Augean Stables, and it would take a financial and political Hercules to clean them out. A look at three of the knottiest areas shows why.

Mirage Capital: Just like banks, Fannie and Freddie are judged by their regulatory capital. But regulatory capital at Fannie and Freddie is a mirage thanks in part to the inclusion of deferred tax assets.

These are essentially losses that can one day be used to offset future tax bills. These assets won't be much use if Fannie and Freddie need to come up with quick cash.

Banks, for example, only get to count a portion of these assets toward their regulatory capital. That should also be the case at Fannie and Freddie, especially since those tax assets recently ballooned. At the end of the first quarter, Fannie had deferred tax assets of $17.8 billion, equal to 45% of total shareholders' equity, while they were $16.6 billion at Freddie, slightly more than total equity.

To get to use these assets, which generally have lives of about 20 years, Fannie will need to generate about $50 billion in profit and Freddie about $47 billion. Between 2003 and 2007, Fannie posted net income of $19.7 billion while Freddie's total profit was $7.4 billion.

When it becomes unlikely that a company will use their deferred tax assets, they often write down a portion of them. Fannie and Freddie have yet to do so.

A Freddie Mac spokesman said, "We feel very comfortable about how we're operating our business under the current regulatory environment." A **Fannie Mae**spokesman declined to comment.

Lost Losses: The accounting rules say you don't need to actually post a loss to get a deferred tax asset. Those losses can be unrealized and are accounted for on the balance sheet. But companies can't delay the inevitable; eventually, unrealized losses must hit profits.

At the end of the first quarter, about $5.4 billion of Fannie's $9.3 billion in unrealized losses on some debt securities were older than 12 months. Freddie had $13.2 billion of unrealized losses more than 12 months old. A new regulator should press Fannie and Freddie to recognize at least a portion of these losses, whose age suggests they are more than temporary.

Doing so would hit profit and reduce regulatory capital. Already some other financial firms, such as American International Group Inc., have begun to recognize such losses.

Bad Debt: Another area requiring action is the reserves Fannie and Freddie take against bad loans. These act as a balance-sheet buffer against losses from defaults, and they are a big concern for bank regulators, particularly when defaults are rising.

Past-due loans are soaring at Fannie and Freddie, but it doesn't look like they have increased loan-loss reserves at a brisk-enough pace. Freddie, for instance, had $22.8 billion of nonperforming assets at the end of the first quarter, up from $18.5 billion at the end of 2007. Freddie's loan-loss reserve of $3.9 billion is equivalent to 17.1% of first-quarter nonperforming assets. Analysts estimate that Fannie's reserve was equal to about 16% of its past-due loans in the first quarter.

When a standard mortgage goes into delinquency, analysts say lenders should reserve between 20% and 40% of the value of the loan. With Fannie and Freddie's loan-loss reserves apparently below these levels, a new regulator should want more protection against credit problems.

A regulator that pursues these kinds of changes, and thereby strengthening Fannie and Freddie, could at least be one positive to emerge from the housing crisis.

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Washington Post—5/24/08
Commentary

Looser Credit on the Way In 'Declining' Markets?

By Kenneth R. Harney
Saturday, May 24, 2008; F01

Could the mortgage industry scrap its controversial practice of listing hundreds of local real estate markets as "declining" -- and restricting lending there through higher down payments or credit scores?

The two biggest players in the home mortgage field, Fannie Mae and Freddie Mac, did precisely that last week. Reversing its policy of penalizing buyers in troubled real estate markets with five-percentage-point higher down payments, Fannie Mae switched to a policy of requiring the same minimum down payments irrespective of location. Freddie Mac spokesman Brad German said his company will be "suspending" its declining-markets policy indefinitely, too.

Starting June 1, mortgage applicants who are underwritten by Fannie Mae's automated system online will qualify for a 3 percent minimum down payment, wherever the property is. Borrowers whose applications require "manual" underwriting will have a 5 percent minimum.

Under Fannie Mae's previous system, applicants buying houses in designated declining markets had to contribute five percentage points extra in upfront equity compared with borrowers in nondeclining areas.

Freddie Mac did not use a list of specific areas designated as declining; it relied instead on lenders to flag applications using appraisal data or home-price indexes. For those applicants, it also required the same increase in equity contributions upfront.

Critics, including the National Association of Realtors and consumer advocacy groups, had charged that Fannie Mae's policy served to further depress sales and real estate values in areas tainted as declining.

Critics also argued that many metropolitan markets experiencing price decreases contain submarkets performing relatively well and do not deserve to be underwritten as high risk.

Marianne Sullivan, Fannie Mae's senior vice president for single-family credit and risk management, said the policy reversal was possible because of improvements to the company's automated underwriting system allowing it to "assess each loan more precisely" wherever the property is.

The change was welcomed by national real estate and housing groups. Dick Gaylord, president of the National Association of Realtors, said the termination of a policy that "stigmatized" certain communities will "help stabilize the credit markets."

David Berenbaum, executive vice president of the National Community Reinvestment Coalition, said his group hopes the revised policies will be "a model for others to follow."

Whether that happens anytime soon is far from certain. Almost all private mortgage insurers, which provide loss protection to lenders on loans with low down payments, have adopted highly

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restrictive policies affecting Zip codes or metropolitan areas they designate as distressed or declining.

MGIC, the largest-volume mortgage insurer, recently expanded its list of distressed markets along with a series of cutbacks on specific types of low-equity loans. As of June 1, MGIC will not insure mortgages on condominium units in Florida. It has also abandoned cash-out refinancings and loans on investment properties.

PMI Group, another major insurer, has banned cash-out refis and investor loans in areas it judges to be distressed. Genworth Financial will not consider applications on second homes anywhere in Florida. AIG United Guaranty no longer will write insurance on condominiums in any of hundreds of Zip codes around the country that are on its declining-markets list.

Asked whether his firm might reevaluate its declining-markets restrictions in light of the abrupt changes at Fannie Mae and Freddie Mac, Terry Souers, a spokesman for Genworth Financial's mortgage insurance unit, said, "We're aware of their actions and will take them into consideration to see if additional steps are necessary."

But Michael J. Zimmerman, senior vice president for investor relations at MGIC, said his company has no immediate plans to abandon declining-market restrictions.

"We're not contemplating any changes," he said. MGIC, which reported a $1.4 billion loss for the fourth quarter of 2007 and a $34 million loss for the first quarter of this year, has been hit hard by claims following foreclosures and extended delinquencies in once-booming housing markets.

What's the trend here? Fannie Mae's and Freddie Mac's policy switches should open the door to some additional low-down-payment mortgages -- and home sales -- in areas once tagged as declining.

But without the participation of private mortgage insurers -- who report solely to stock market investors rather than Congress -- many borrowers will probably have to turn to the Federal Housing Administration, which accepts 3 percent down and does not have declining-market restrictions.

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Strong Growth Seen in GSEs' Portfolios

American Banker | Tuesday, May 27, 2008

By Kate Berry

Fannie Mae and Freddie Mac on Friday reported strong growth in their mortgage portfolios though Fannie's delinquency rate rose to its highest point in a year.

Fannie's portfolio grew at an annual rate of 9.8% last month to $728.4 billion, while Freddie's grew at an annual rate of 42.2% to $737.5 billion, its strongest growth rate in a year.

Fannie's total book of business — the portfolio plus mortgages it guarantees for other investors — grew 6.7% in April, to $3 trillion, and Freddie's rose 4.7%, to $2.2 trillion.

Mortgage bond and other guarantees rose for Fannie at an annual rate of 7.2% in April, to $2.5 trillion, and for Freddie at a 7.8% pace, to $1.8 trillion. According to Freddie, the two GSEs' combined mortgage-backed securities issuance rose 8%, to $99 billion in April.

Fannie's delinquency rate rose 5 basis points from February, to 1.15% in March, the most recent month for which figures were available. Freddie's delinquencies rose 3 basis points over the same period, to 0.77%.

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UPDATE 1-RESEARCH ALERT-Lehman widens 2008 loss view for GSEs
May 27, 2008
Reuters

May 27 (Reuters) - Lehman Brothers widened its 2008 loss estimates for Freddie Mac (FRE.N: Quote, Profile, Research) and Fannie Mae (FNM.N: Quote, Profile, Research), saying Freddie Mac and Fannie Mae businesses will be characterized by surging revenue on the positive side and credit costs on the negative side in the near term.

If Congress imposes a fee on government-sponsored enterprises (GSEs) to support affordable housing as contemplated in the House & Senate GSE Reform bills, Lehman said it would cost Fannie Mae and Freddie Mac roughly 30 cents a share annually.

Lehman sees a loss of $1.65 per share for Freddie Mac compared with its prior view of a loss of $1.50 per share. For Fannie Mae, it widened its 2008 loss-per-share estimate to $2.39 from its prior view of $2.23.

Lehman said as credit costs normalize, rising revenues should support significant earnings power and expects robust balance sheet growth from Fannie Mae and Freddie Mac over the next few years.

For Freddie Mac, it sees 14 percent year-over-year growth in 2008, 10 percent in 2009, and 8 percent in 2010.

For Fannie Mae, it sees 17 percent year-over-year growth in 2008, with 9 percent growth in both 2009 and 2010.

Lehman has an "overweight" rating on both Freddie Mac and Fannie Mae. It has a price target of $45 on Freddie Mac and a target of $46 on Fannie Mae.

While Freddie Mac closed at $25.73 Friday on the New York Stock Exchange, Fannie Mae shares closed at $27.59. (Reporting by Jennifer Robin Raj in Bangalore; Editing by Jarshad Kakkrakandy)

Slower FHLB Advance Growth May Signal Crunch Is Easing

American Banker | Tuesday, May 27, 2008

By Steven Sloan

WASHINGTON — The heyday for Home Loan bank advances may be coming to an end.

While first-quarter earnings increased at eight of the 12 Federal Home Loan banks, the rate of growth for advances slowed to just 4.3%.

The Federal Home Loan Bank of San Francisco provides a good example.

While it continued to outpace its peers — net income grew 69% during the quarter, to $240 million — the San Francisco bank said three large members reduced their borrowings. The bank's overall advances fell 1%, to $248.4 billion.

The advance business has been booming since the credit crunch hit in August and many financial institutions turned to the Home Loan banks as sources of quick, cheap liquidity. The system's advance business grew 36.6% in 2007.

In interviews and in quarterly reports released this month, some of the banks cited the slowdown as a sign that the credit crunch is easing.

"It appears to be stabilizing," said Dave Fisher, the chief operating officer at the Federal Home Loan Bank of Topeka, whose advances dropped 4.8% during the quarter, to $30.5 billion. "We're seeing advances ... plateauing a bit."

But during the first quarter, three banks' advances declined and five others had single-digit growth. Advance growth remained robust at the Cincinnati, Dallas, Des Moines, and Indianapolis banks.

The Federal Home Loan Bank of Atlanta said advances rose 6.5%, to $152.1 billion, during the three months that ended March 31, and in its quarterly report it said, "If credit market disruptions continue to settle, the bank does not expect that new advance activity will continue to increase at the 2007 rate."

Richard Dorfman, the Atlanta bank's chief executive, insisted in an interview that advances remain more attractive than other potential sources of liquidity.

"Price for value, this is a great deal," he said. "What you're buying is certainty of availability" of funds.

Though advance volumes may level off, Jim Vogel, the head of fixed-income research at First Horizon National Corp.'s FTN Financial Markets Corp., said demand among larger members will remain strong.

"We see the large banks still in sort of a scramble mode," he said. "They are not in a rebalancing mode just yet."

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That seemed to be playing out at the Federal Home Loan Bank of Dallas, where Wachovia Corp. increased its borrowings by 23.2% from yearend, to $21.3 billion.

Overall the Home Loan banks' net income grew to $697 million in the quarter, and assets grew 4%, to $1.32 trillion. Total capital rose 4.2% from yearend, to $55.9 billion.

As expected, the Chicago bank showed significant weaknesses as it trudged forward as an independent institution. It attempted to merge with the Dallas Home Loan bank, but last month both parties walked away from negotiations. The Chicago bank said then that it would report a $78 million loss for the first quarter, and end purchases under its troubled Mortgage Partnership Finance program after July 31. The Chicago bank offered more details on the extent of its problems in its quarterly report.

"The size of our MPF assets is disproportionate relative to our overall balance sheet," the bank said in its filing. "Also, the process of funding 15- to 30-year fixed assets with voluntary capital stock and shorter-term consolidated obligations, in combination with hedging strategies, proved to be challenging and, ultimately expensive, especially from a risk management standpoint."

The MPF portfolio, which was $34.5 billion on March 31, is expected to decline roughly 7% to 9% during the year, according to the quarterly report.

Still, there were positive signs emerging from Chicago. The Home Loan bank said nearly 75% of its 831 members borrowed advances during the quarter, sending the business up 8.1% from yearend, to $32.7 billion.

The Federal Home Loan Bank of Cincinnati, typically one of the stronger banks, reported earnings fell 23.1% during the quarter, to $49.3 million, on a debt restructuring charge.

As interest rates declined in recent months, the Cincinnati bank elected to refinance $7 billion of debt into bonds with a lower rate, which resulted in a one-time cost of $7 million.

Advances were up 15.8% from yearend, to $61.7 billion. National City Corp., which has struggled to find liquidity in recent months, became the Cincinnati bank's second-largest borrower, with advances totaling $6.4 billion, up 36% from yearend.

Earnings at the Topeka bank fell 28% during the first quarter, to $23.6 million, but Mr. Fisher attributed that to accounting rules governing its derivative portfolio.

"I'd characterize it as more of an accounting issue than a true economic value issue," he said, noting that net interest income rose 10% in the quarter.

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New York Times—May 24, 2008
Off the Charts

Mortgages Without U.S. Backing Start to Rise

By FLOYD NORRIS

THE private mortgage market in the United States — almost moribund in the wake of the subprime crisis that bankrupted some lenders last year — is showing small signs of revival.

In the first quarter of this year, there were $116 billion in private mortgage loans, loans not issued or insured by the federal government or a government-sponsored entity. That was up from $84 billion in the final quarter of 2007, according to a survey of lenders by Inside Mortgage Finance, a newsletter.

In the wake of the collapse of the private mortgage securitization market in the second half of last year, few banks were willing to make loans that they could not sell, primarily to the government-sponsored enterprises Fannie Mae and Freddie Mac. Those agencies are private companies, but they have a limited right to borrow from the Treasury, and investors generally assume that the federal government will bail them out if they get into serious trouble.

The agencies' share of the mortgage market rose to a record 75.6 percent in the final quarter of 2007. Add in the 1.3 percent share for Department of Veterans Affairs loans, and the 4.5 percent share for the Federal Housing Administration, and the share of truly private mortgage loans fell to a record low of 18.6 percent.

In the first quarter, the private share recovered to 24.2 percent, meaning that in a country that considers itself the bastion of private enterprise, three of four new home loans had some sort of government-related guarantee.

"There are more banks and other lenders increasing their portfolio lending," said Guy D. Cecala, the publisher of Inside Mortgage Finance. "At year-end, banks were reluctant to do any portfolio lending." Portfolio lending refers to an institution's making a loan and holding on to it, rather than selling it either as a mortgage or as part of a securitization package.

Much of that private lending appears to be in jumbo mortgages, which are too large to be bought by the agencies. The limit had been $417,000, but Congress has raised it temporarily, with differing limits in various areas.

There is still a great reluctance to grant mortgages to subprime borrowers. Mr. Cecala estimated that $10 billion in subprime loans were made in the first quarter, a little less than in the final three months of 2007. In 2005 and 2006, about one in five dollars lent went to subprime borrowers, with a peak volume of $625 billion in 2005.

While there is a little more private lending activity, the private mortgage securitization market continues to shrink. Investors have not yet been reassured that new securitizations will be safer than the disastrous ones from 2006 and early 2007.

A look at the total volume of mortgage loans helps to explain how the mess was created. In 2003, with interest rates at very low levels, a record $3.9 trillion in mortgage loans were made, most of

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them for refinancing. When interest rates edged up the next year, it seemed reasonable to expect a big falloff, but the decline was only 26 percent.

Mr. Cecala said that the mortgage industry, having greatly expanded to deal with the wave of refinancings, looked for ways to keep lending. The availability of alternative products, allowing larger loans relative to value, or giving borrowers the option to make very low payments for a limited time, grew. That easy credit helped to push home prices up, until they peaked in 2006.

Now, with mortgage defaults rising, Congress is expected to enact housing legislation to permit the F.H.A. to guarantee refinancing loans to homeowners in danger of losing their homes. A Senate committee approved a bill this week to allow such guarantees, but only if the loan amount was reduced to a figure lower than the current value of the home. Such a reduction would cause a loss for the original lender, but that loss might be smaller than it would be with the alternative: the house goes into foreclosure.

Read Floyd Norris's blog at norris.blogs.nytimes.com.

Wall St. Journal—5/27/08

Home Sales Rise in Hard-Hit Areas

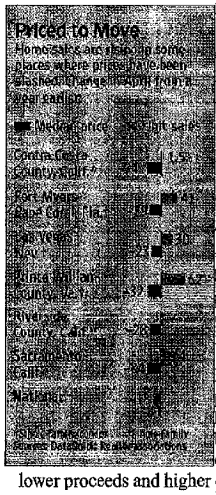
Buyers Snatch Up

Foreclosed Properties

After Big Price Cuts

By JAMES R. HAGERTY

May 27, 2008; Page A3



Home sales are rising in some U.S. metropolitan areas where lenders have slashed prices on foreclosed properties.

Generally, home sales remain weak. The National Association of Realtors reported last week that sales of previously occupied homes in April were down about 18% from the already depressed year-earlier level.

But sales are up sharply in some of the areas hit hardest by foreclosures and falling prices. They include: Las Vegas; Sacramento, Calif.; Fort Myers, Fla.; and inner-city Detroit.

Though Americans remain wary of further drops in housing prices, the data from these areas show that some buyers are trolling for bargains. Sellers "have moved into the acceptance mode" and are pricing homes more realistically, says Thomas Lawler, a housing economist in Leesburg, Va. "I think it is the first stage of good news for the market."

Lenders' inventory of foreclosed homes has steadily increased in the past couple of years and is believed to total around half a million homes. Many lenders initially were slow to slash prices, partly because they hoped to avoid huge losses. But more lenders have been capitulating as it becomes clear that delays often merely result in lower proceeds and higher costs for taxes, insurance and upkeep.

That doesn't mean housing is poised for a quick recovery. In much of the U.S., there is still a huge glut of homes for sale, and foreclosures continue to dump more property on the market. Realtors reported that the number of single-family homes on the market in April was enough to last 10.7 months at the current sales rate, the highest since 1985. During the housing boom of the first half of this decade, the supply typically was four to five months.

For the first four months of this year, home sales in Detroit, excluding suburbs, totaled 3,360, up 48% from a year earlier, according to the Michigan Association of Realtors. The average price dropped 56% to just $20,514. That average is so low because many of the sales involve decrepit homes in neighborhoods with few jobs.

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Most of the recent sales in Detroit involve investors buying foreclosed homes, says Carl Williams, president of the local association of Realtors. The homes are selling, he says, because "the prices are dirt cheap."

Sales of "normal" homes, those that haven't been foreclosed, remain very slow, Mr. Williams says. Still, he sees it as a good sign that lenders are finding buyers for the foreclosed homes. To the extent that investors can renovate and find tenants for vacant houses, neighborhoods can start to heal.

In California's Sacramento County, sales of single-family homes totaled 1,669 in April, up 41% from a year earlier, according to DataQuick Information Systems, a research firm. The median sales price was $226,250, down 34%.

Alan Wagner, president of the Sacramento Association of Realtors, says the rise reflects more aggressive pricing by lenders. "They've got to liquidate inventory. They're taking that house and dropping $100,000 off the price, and all of a sudden they've got multiple offers," he says. Some homes that sold for more than $400,000 a couple years ago now go for $225,000 to $260,000, Mr. Wagner says.

That means some renters previously priced out of the market finally can afford homes -- if they can qualify for mortgages. That has become much tougher because lenders have tightened standards, but Mr. Wagner says the growing availability of U.S.-insured loans insured by the Federal Housing Administration is helping.

In the Las Vegas area, sales of single-family homes in April were up 30% from a year earlier. The Greater Las Vegas Association of Realtors says properties being sold by lenders account for more than half of recent sales.

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Wall St. Journal Online—5/27/08

Case-Shiller: House Prices Fall 14%

New-Home Sales Post April Increase

By DONNA KARDOS

May 27, 2008 10:27 a.m.

The S&P/Case-Shiller home-price indexes, a closely watched gauge of U.S. home prices, saw prices fall further in the first quarter amid the continued deterioration of home prices as the subprime-loan meltdown weighs on the sector.

Meanwhile, new-home sales rose in April but failed to meet expectations because the government revised lower the level of demand for the previous month.

In the first quarter, the Case-Shiller indexes showed home prices across the country fell 14% from a year earlier, representing the largest drop in the 20-year history of the indexes. From the fourth quarter, prices fell 6.7%.

"The steep downturn in residential real estate continues," David M. Blitzer, chairman of S&P's index committee, said. He added, "There are very few silver linings that one can see in the data. Most of the nation appears to remain on a downward path."

According to the indexes, released by ratings firm Standard & Poor's, home prices in 10 major metropolitan areas fell 15% in March from a year earlier and 2.4% from February.

In 20 major metropolitan areas, home prices dropped 14% from a year earlier and 2.2% from February.

Charlotte and Dallas managed to avoid March-over-February drops in prices, with Charlotte eking out 0.2% growth and Dallas posting a 1.1% increase. Charlotte also reported a 0.8% rise year-over-year, as -- for the third month in a row -- it remained the only city to post annual growth.

Las Vegas was the weakest market, posting a 26% drop in March from the prior year, followed by 25% and 23% drops in Miami and Phoenix, respectively. Las Vegas and Miami had been the weakest markets in January and February.

Las Vegas and Miami also were the biggest decliners month-on-month, posting 4.4% and 4.5% drops, respectively.

According to a separate measure released last week by the Office of Federal Housing Enterprise Oversight, home prices fell an average of 1.7% nationwide in the first quarter from the final three months of 2007. The decline was the largest in the index's 17-year history. The index differs from the Case-Shiller index in several ways; notably, Ofheo data excludes homes with jumbo mortgages.

Earlier this month, the Commerce Department offered the latest sign that the struggling U.S. housing market may hold back economic growth for much of the year. While home construction unexpectedly jumped 2.5% in April follows months of bad weather that held back many builders, permits declined 8.9% from March to an annual rate of 1.43 million, marking the largest percentage drop since a 24% tumble in February 1990. Permits are now down 41% from their

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2005 peak. Housing permits, which are down 28% from a year ago, predict the market's direction better than housing starts.

Meanwhile, the National Association of Home Builders also said earlier this month that home builders' confidence has fallen substantially, to match the lowest point in the latest economic cycle. The meltdown in subprime loans is expected to continue weighing on the sector, and high inventories will need to be worked off.

New Home Sales Increase

Sales of single-family homes increased by 3.3% last month to a seasonally adjusted annual rate of 526,000, the Commerce Department said Tuesday. Year over year, new-home sales were 42% lower than the level in April 2007. March new-home sales fell 11.0% to an annual rate to 509,000; originally, the government said March sales dropped by 8.5% to 526,000. Economists had forecast an April sales rate of 533,000.

The median price of a new home increased by 1.5% to $246,100 in April from $242,500 in April 2007. The average price climbed by 3.0% to $321,000 from $311,700 a year earlier. In March, the median price was $225,500 and the average was $291,500. The increase in prices may be positive for future sales; declining prices have been stopping consumers from buying homes as they wait for still-lower prices.

Inventories fell to an estimated 456,000 homes for sale at the end of April, down from March's 467,000. The ratio of new houses for sale to houses sold fell in April to 10.6 from 11.1 in March. Originally, the government estimated the March ratio at 11.0.

Regionally last month, new-home sales increased 5.8% in the Midwest, 41.7% in the Northeast, and 8.3% in the West. Sales fell 2.4% in the South. An estimated 47,000 homes were actually sold in April, down from 49,000 in March, based on figures not seasonally adjusted.

-- Jeff Bater contributed to this article.

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BNA—5/27/08

Housing

Government's Housing Price Index Records Largest Decline in 17 Years

Home purchase data compiled by the Office of Federal Housing Enterprise Oversight (OFHEO) shows that home prices fell 3.1 percent between the first quarter of 2007 and first quarter of 2008–the largest annual decline in the 17-year history of the Housing Price Index (HPI).

The seasonally-adjusted, purchase-only index also revealed a 1.7 percent decline since the fourth quarter of 2007, exceeding the previous quarterly decline of 1.4 percent. OFHEO said prices fell in 43 states, with California and Nevada registering quarterly declines of more than 8 percent.

Florida had a quarterly decline of 6.3 percent, followed by Arizona, where home prices depreciated 4.1 percent in the first three months of 2008. Four other states experienced quarterly declines of more than 3 percent: Michigan, Connecticut, Hawaii, and Maryland.

"These substantial home price declines bring positive and negative news," OFHEO Director James Lockhart said in May 22 statement. "For homeowners and financial market observers, these declines spell further erosion in home equity levels and potentially more trouble for mortgage markets. To prospective home buyers who have been shut out of home ownership because of affordability constraints, these declines may be welcome news, as are continued low mortgage rates."

The all-transactions HPI, which includes home appraisal data in refinancings, showed less weakness than the purchase-only index. The all-transactions index fell 0.2 percent in the first quarter of 2008 and remains flat over a four-quarter period, according to OFHEO.

Results 'Muted' Compared to Other Indexes

Both indexes are based on conforming loans up to $417,000 backed by the government-sponsored housing enterprises Fannie Mae and Freddie Mac. The results are "much more muted" than indexes that account for larger or riskier types of loans, OFHEO said.

"Homes financed with prime, conforming mortgages continue to hold up better than those financed with other types of mortgages, a phenomenon we've been observing for the last several quarters," Lockhart said.

The Standard & Poor's/Case-Shiller index, which tracks home prices in the 20 largest metropolitan areas, recently reported an average home price decline of more than 12 percent. Las Vegas fared poorest in the year-over-year measure, posting a 22.8 percent decline over the last 12 months, with Miami second worst among the 20 cities, declining 21.7 percent in that period (83 DER EE-2, 4/30/08).

In contrast, the government index showed a 12 percent annual decline for Las Vegas and five percent decline for Miami. The metropolitan statistical areas (MSAs) with the sharpest annual depreciation in the HPI were Merced, Calif., which posted a 24.7 percent drop, followed by Stockton, Calif., at 21.5 percent, and Modesto, Calif., at 21 percent.

Although every region of the country experienced home price declines in the first quarter of 2008, the HPI did reveal significant increases in some states. Wyoming, Utah, Montana, Texas, and Alabama all recorded quarterly home price appreciation of more than four percent, according to the federal index.

The latest HPI data is available at http://www.ofheo.gov/hpi.aspx?Nav=275 By Mike Ferullo

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Financial Times—5/27/08

Recent borrowers hit problems earlier

By Norma Cohen, Economics Correspondent
Published: May 27 2008 03:00 | Last updated: May 27 2008 03:00

Homebuyers have been at the epicentre of the credit crunch since it hit last autumn. Mortgage approvals for new homes have slumped as lenders rushed to withdraw products, tighten terms and raise interest rates in silent recognition that cut-throat competition had previously prompted at least some banks and building societies to suspend their more sober risk assessment.

But although the market for mortgage-backed securities has nearly come to a standstill, there has been little evidence to justify a market panic.

Now, the release of data for loans supporting mortgage-backed securities rated by Standard & Poor's for the first quarter of 2008 offers a fuller picture of how homebuyers with a chequered credit history are holding up.

So far, the data show, only a tiny fraction of prime borrowers have fallen behind in their mortgages and that the rate of delinquency - defined as arrears of more than 30 days - is no higher than that in 2006.

But credit market conditions are beginning to weigh on borrowers. Already, the data suggest a stratifying market with rapidly deteriorating finances for home-buyers with a patchy credit history.

Prime borrowers able to refinance are doing so in droves, leaving those who owe more relative to the value of their property and their annual income to revert to higher interest rates.

Overall, more than a fifth of sub-prime borrowers have fallen behind on their mortgages, as have 2.41 per cent of prime borrowers.

Significantly, the S&P report notes, borrowers who first took out sub-prime mortgages in 2007 are paying off their loans far more slowly than those who borrowed in earlier years when refinancing was more available.

Sean Hannigan, a director and credit analyst at S&P, said the terms of sub-prime loans, including those with relatively low upfront rates, are typically so punitive that even if borrowers need to pay a penalty, it is worth their while to refinance as soon as possible.

But tighter credit standards mean that only 10 per cent of the borrowers who took out loans last year have managed to refinance within nine months of taking the mortgage compared with more than 20 per cent of borrowers whose loans originated in 2005. Overall, the rate at which recent borrowers are prepaying their sub-prime loans is well below the average prepayment rate, which was 24.07 per cent in the first quarter of 2007.

The slowing of prepayment rates may also suggest that sharp house price inflation, which improved the position of earlier borrowers with poor credit, is no longer helping recent borrowers.

In addition, the data suggest more recent borrowers are running into financing difficulties earlier in their mortgages. Sub-prime loans made in 2006 are showing delinquency rates of about 27 per cent less than two years after they were first made and those made in 2007 are already trending above that rate.

Among prime borrowers, delinquency and repossession rates remain very low. However, S&P drew attention to some striking differences in performance of loans depending on from which bank they originated. While loans originated by Halifax had a repossession rate of about 0.12 per cent as of March, those of Bank of Scotland had a repossession rate of 0.20 per cent while those originated by Northern Rock had a rate of 0.425 per cent.

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Financial Times—5/24/08
Commentary

Drastic action may be needed if housing slump worsens
By Thorold Barker
May 24, 2008
Financial Times

The US has already faced its black swan event. A roughly 15 per cent slump in house prices across the country since the boom ended is something that many senior risk managers and, clearly, rating agencies thought could never happen. It helped turn credit markets upside down during a dramatic repricing of risk, before they regained some semblance of normality. But what if the swan turns out to be an even rarer shade, say pink - and home prices continue to slump even beyond the levels that bruised investors have priced in?

The head of a US bank outlined to me, calmly, the doomsday scenario. It goes something like this: the overhang of US houses on the market is already at an elevated 11 months' worth of sales. To bring it down to a more normal level of about five months, transaction rates would have to rise significantly, or houses worth almost $600bn would need to disappear from the market. The problem is that buyers are unlikely to rush in if they think that their dream house will get even cheaper. Also, most people require mortgage financing. And banks, bruised by the credit dislocation and facing balance sheet constraints, are still wary about lending to all but the safest borrowers whose mortgages can be guaranteed by the likes of Fannie Mae and Freddie Mac. So there is the risk of a downward spiral. Inventories could remain stubbornly high, or even rise as buyers stay on the sidelines and lenders remain cautious. That could be exacerbated if rising oil prices sap consumer spending power further and inflation concerns push long-term Treasury yields, and hence mortgage rates, higher.

In that case, the economy could take a nasty hit as consumers feel more pain and the banks take bigger bad debt hits on their loan portfolios. Meanwhile, credit markets could be in for another dose of volatility as investors reset their house price expectations even lower. Think what might happen if mortgage giants Fannie and Freddie started taking even bigger losses. A further leg down in housing could also tip Bank of America into losing its nerve and looking to find a way to avoid buying troubled Countrywide, formerly the country's biggest mortgage originator.

It is possible that the housing risks are not as dire as the national home price measures suggest. After all, while certain once-booming markets such as Florida and California are in freefall, other states have suffered less. But policymakers and bankers are right to remain nervous. We are already in uncharted territory when it comes to the scale of nominal house price declines. The RPX Index, which measures prices per square foot and has fallen almost 15 per cent from the peak, is signalling that prices will fall roughly a quarter before they bottom out. Consumers are also behaving very differently from previous cycles, not least in their willingness to simply walk away from loans that are underwater.

So far, the response of policymakers to support the housing market feels like the first efforts of the Fed when confronted by the credit crisis: helpful, but unlikely to end the problem. After numerous attempts to inject liquidity into the banking sector, the Fed only restored a semblance

of stability when it was forced to bail out Bear Stearns and effectively guarantee that big US investment banks would be able to access funding when necessary.

The same could apply to housing. Schemes from Washington so far to ease the pain have included the Treasury's "Hope Now" initiative to try reducing the impact of home loan resets and looser capital requirements for Fannie and Freddie to allow them to take on more mortgage business. The Senate tried this week to go a step further by agreeing a plan under which the Federal Housing Administration would insure certain mortgages, as long as banks were first willing to take a loss and reset the debt burden of the borrower concerned.

While potentially helpful, none really addresses the scale of the problem. Unless signs of housing stability appear, the government will have to consider more drastic steps to underpin home prices.

In fact, perhaps the expectation of such a response, if things get much worse, is one factor underpinning the fragile calm in today's markets.

Washington Post—5/27/08

Fed Keeps Watch on Wall St. -- From the Inside

By Neil Irwin
Washington Post Staff Writer
Tuesday, May 27, 2008; D01

In the two months since the government rescue of Bear Stearns, the Federal Reserve has built on the fly a new system of monitoring investment banks, radically redefining the central bank's role overseeing Wall Street.

New York Fed employees are working inside major investment banks every day, alongside the Securities and Exchange Commission staff members who are the firms' main regulators. The Fed employees are trying to gather information the central bank can use to make sure the billions of dollars it is lending the investment firms, through a special emergency loan program enacted in March, are not being put at undue risk.

This new approach, which is still at a relatively small scale, offers a window into how the nation's system of regulating financial firms might evolve as policymakers sift through the financial wreckage of the past nine months.

The Bush administration has proposed that the Fed become an all-purpose guarantor of the financial system, with the power to poke its head into any company that poses risks -- not just the large commercial banks it now supervises. Congress is likely to consider legislation overhauling financial regulation next year.

"Bear Stearns has forced an issue that we should have been thinking about anyway," said Douglas Elmendorf, a senior fellow at the Brookings Institution. "The issue isn't just that the Fed did this thing in March. It's that the Fed did what it did in March because investment banks posed risks to the overall financial system and the economy."

But it also creates risks. With the Fed having made emergency funds available to investment banks, lenders and those who work with them might become complacent about risks, expecting a government bailout if anything goes wrong. That could destabilize the financial system further.

"Once the Fed starts investigating and looking at the risks that they're taking, the market could back off and say, 'Well, the Fed's in there, so there can't be much risk,' " said Peter J. Wallison, who studies financial regulation at the American Enterprise Institute.

The Fed currently lacks the legal authority to order investment banks to strengthen risk control systems or change their accounting for exposure to complicated derivatives. The SEC has those powers, though its historical mission has been to ensure that investors are protected, not to protect the integrity of the financial system as a whole.

On March 16, the Fed backed the emergency acquisition of Bear Stearns by putting $30 billion (since changed to $29 billion) in public funds at risk and opened an emergency lending window that last week lent $14.2 billion to investment firms.

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Both actions, meant to prevent panic from causing a cascade of failures that could have had a catastrophic impact on markets and the world economy, defied 90 years of precedent, insinuating the central bank into the workings of Wall Street as never before.

Fed leaders concluded that they would have to step up their involvement in Wall Street, if only to make sure that those loans were likely to be paid back. So it insisted that banks, in exchange for the new lending, open up about the details of their operations -- a deal that the investment firms readily agreed to.

They have not, however, reached any firm conclusions about what form the ultimate regulation of the financial system ought to take and are not presuming that the improvised system established in the past two months will expand and become permanent once Congress acts.

In the meantime, a special unit has been created in the New York Fed, answering directly to President Timothy F. Geithner. Information about its operations is closely held by Geithner and other senior employees in New York, such that even Federal Reserve governors and presidents of other regional Fed banks know little about what the new unit is doing.

The unit is composed of individuals from the bank supervision staff, whose normal work is to regulate commercial banks; the markets group, which monitors the behavior of all sorts of financial markets watching out for threats to their functioning; and the legal department.

The Fed staffers accompany SEC regulators in frequent visits to the major investment banks Goldman Sachs, Morgan Stanley, Merrill Lynch and Lehman Brothers. They typically speak to risk managers, auditors, comptrollers and sometimes senior executives.

"What they're doing is not so much regulation, telling the banks what to do, as the Fed is saying, 'I'm lending you money, I'm doing my due diligence,' " said Ernest Patrikis, a partner at law firm Pillsbury Winthrop Shaw Pittman and a former senior official at the New York Fed.

In the past, collaboration between the Fed and the SEC has been more haphazard. Officials of the two organizations would frequently talk on the phone and meet every few weeks to discuss risks being taken by Wall Street firms, over lunch in the cafeteria at the vault-like headquarters of the New York Fed, for example, or on a balcony there overlooking the narrow streets of lower Manhattan.

As concern grew about the risks taken by hedge funds in 2006, Fed officials and their SEC counterparts had a series of discussions in which each side explained to the other how the institutions they directly supervise -- commercial banks for the Fed and investment banks for the SEC -- measure and manage the risks they are taking by lending to hedge funds.

Now, the interaction is more constant. The SEC is crafting a formal memorandum of understanding that lays out their roles, but it is in an early stage. It will mainly seek to formalize the information-sharing and cooperation that is occurring already, SEC officials have said.

"The collaboration is wide open," said Robert L.D. Colby, deputy director of the SEC's market regulation division. "We're essentially operating as if we're all within one agency. We are telling them what we know and how we think, and they're reflecting back what they know and want to learn. You don't always ask the same questions, and sometimes you get information the other might not have picked up."

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Financial Times—5/27/08

Greenspan warns of 'greater than 50% probability' of US recession

By Krishna Guha in Washington
Published: May 27 2008 03:00 | Last updated: May 27 2008 03:00

The US is still more likely than not to have a recession in spite of the relative stabilisation in the economy in recent weeks, Alan Greenspan has told the Financial Times.

The former chairman of the Federal Reserve said: "I still believe there is a greater than 50 per cent probability of recession." But, he said, "that probability has receded a little and I think the probability of a severe recession has come down markedly".

His comments, in an interview with the FT, come as a counter to the increasing optimism in some quarters. In the past six weeks, most economists have scaled back their estimates of the likelihood of a US recession following a better-than-expected jobs report and stronger business activity surveys. Many now think the US will narrowly dodge outright economic contraction.

The former Fed chief also said it was "too soon to tell" whether the worst of the financial crisis was over, as this would depend on what happened to house prices.

Mr Greenspan estimates that house prices will fall by another 10 per cent from their February levels, for a total peak-to-trough decline of about 25 per cent.

If the economy is weak and the market overshoots, house prices could decline by another 5 per cent, he says.

"Such house price declines imply a major contraction in the level of equity in owner-occupied homes, the ultimate collateral for mortgage-backed securities," he said.

Mr Greenspan said it was still not clear whether big financial institutions had taken all the writedowns they would need to take on higher rated tranches of mortgage-backed credit products.

He admitted he was puzzled by recent economic data that suggest the economy stopped deteriorating around March. "A recession is characterised by significant discontinuities in the data," he said. "It started off that way - there was a period of sharp discontinuity from December to March. But then it stopped."

Mr Greenspan believes there is a "tug of war" taking place in the economy, with financial sector stress pulling one way and strong corporate liquidity pulling the other. Corporate liquidity is being eroded, but only gradually.

"No one knows how this tug of war will end - specifically, whether the financial crisis will end before it drags down the real economy."

Greenspan urges, Page 6 Monetary analysis vital, Page 11 The Short View, Page 15
www.ft.com/recession

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Financial Times—5/27/08

Greenspan urges policymakers to focus on banks' capitalisation

By Krishna Guha in Washington
Published: May 27 2008 03:00 | Last updated: May 27 2008 03:00

Central banks should be wary of trying to deal more aggressively with future asset price bubbles in case they suppress innovation and growth, Alan Greenspan has warned.

"If we want rapid growth in productivity, innovation, standards of living, we may have to accept that there will be periods of turmoil," the former chairman of the US Federal Reserve told the Financial Times.

Rather than try to suppress bubbles, he said, policymakers should ensure that financial institutions were well enough capitalised to withstand the hit from bursting bubbles as well as other shocks.

Mr Greenspan backed efforts to develop countercyclical capital rules that would force banks to hold more capital in good times than bad.

Such rules might make it less likely that asset price and credit booms would feed each other, as they did during the housing upturn.

But he said this would be difficult to implement in practice because "we are never certain where we are in the cycle".

His comments come as Ben Bernanke, his successor, and other Fed officials are rethinking the "Greenspan doctrine" that central banks cannot do much about bubbles and should focus on cleaning up the mess when they burst.

They are re-evaluating the evidence on asset prices and monetary policy. But they are most interested in using enhanced regulatory powers to tackle bubbles - particularly those associated with credit booms.

Mr Greenspan said he was not against revisiting the issues. But he cautioned against assuming that it would be possible to find a better way to operate in the future.

Mr Greenspan believes that bubbles are fundamentally rooted not in specific market failures but in the human psychology of greed and fear.

They are very difficult to diagnose in real time, he said. "Is there a bubble today in food, energy, gold, currencies?" he asked. "If so, what specifically should we do about it?"

The former Fed chief said he would be "fully supportive" of "leaning against the wind" with interest rates when asset prices are rising rapidly if someone could provide a credible framework for doing so. But he said: "I have just not seen any evidence that it is feasible."

On the regulatory side, "I have no doubt that we can very effectively quash a bubble," he said. It was a question of the costs involved. "What price do you pay in terms of suppressed economic activity?" he asked. "There were no bubbles in the Soviet Union."

Bubbles, Mr Greenspan argued, were often the by-products of innovation - such as the

commercialisation of the Internet in the 1990s, or advances in housing finance in the 2000s.

To ask regulators to suppress bubbles would be to ask them either to prevent innovation or to second-guess the value the market puts on it.

"Micro-meddling undermines the basic function of a financial system - that is to direct the savings of society towards its most productive capital investments," he said.

Mr Greenspan was also sceptical about Treasury proposals to give the Fed overall responsibility for market stability along with "macro-prudential" authority to alter market behaviour it deems poses a risk to financial stability.

Financial crises "of necessity are unanticipated - if they are not, they are arbitraged away", he said. "We have many international financial stability forums and none of them anticipated the problems of August 9 2007."

Mr Greenspan said the most sensible thing to do was "to increase the capacity of our financial institutions to absorb shocks in general. That means more capital".

He added the market was already demanding higher capital on the part of financial institutions in the wake of the crisis. Regulators should allow this market-led process to run its course before deciding to what extent to raise regulatory capital.

But it would in principle make sense to vary the amount of regulatory capital that banks needed to hold at different stages of the economic cycle, he said.

"I have always been in favour of counter-cyclical capital requirements," Mr Greenspan said. "There are virtually no bad loans made at the bottom of the cycle. The bad loans are all made at the top."

In any event, Mr Greenspan said, "I think the probability of sparking another bubble in the next 10 years is very low."

Bubbles, he said, required low long-term interest rates, low inflation and macroeconomic stability. They were "a feature of the disinflationary period that followed the end of the cold war".

Mr Greenspan believes that period is over.

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BNA—5/27/08

Financial Institutions
European Commission Moves to Boost Banking, Securities, Insurance Supervision

BRUSSELS—The European Commission May 23 launched a process to bolster the supervision of the banking, securities, and insurance sectors in order to improve their capacity to monitor cross-border activities as a way to prevent the kind of credit crisis that has rocked financial markets over the past eight months.

The new initiative by the Commission, which is a follow-up to plans outlined by EU finance ministers in recent months, calls for enhanced responsibilities for the Committee of European Banking Supervisors, the Committee of European Securities Regulators, and the Committee of European Insurance and Occupational Pensions Supervisors.

These three committees were set up in 2001 as a way to help advise the Commission and EU member states and implement regulations for major legislative initiatives in their respective sectors.

"The financial turmoil has shown that we need to upgrade the current supervisory architecture by implementing a series of practical, incremental and result-oriented initiatives that will strengthen European supervisory and stability arrangements," said Internal Market Commissioner Charlie McCreevy. "Clarifying and reinforcing the role of the Committee of Supervisors by amending their constituting decisions is a necessary step in this direction. It will lead to a more cost-effective supervisory framework and to better financial stability monitoring."

'College of Supervisors.'

In addition, the Commission announced it will propose in the coming months a "College of Supervisors" designed to deal with the complex issues that are involved in monitoring the 40 large financial service institutions in the EU that currently operate in more than one EU member state.

"Strengthening financial supervisory cooperation between the member states of Europe is key," McCreevy said at a speech delivered later in the day at a conference in Ireland. "It is absolutely essential if we are to successfully manage, for example, the inevitable fall out that would happen in the event at some future date of the threat of failure of a systemically important cross-border EU financial institution.

"If the recent credit market turmoil--and in particular the run on Northern Rock in Britain and on IKB in Germany alerted us to anything it alerted to us just how interconnected the world's capital markets are and to the importance in cross-border cooperation in the regulation, oversight and supervision of financial institutions," McCreevy continued.

McCreevy added that fortunately neither Northern Rock nor IKB had cross-border operations, but if they did the EU was severely unprepared to deal with the situation.

"Who would have decided on the need (or otherwise) for supervisory intervention?" McCreevy said. "Who would have telephoned whom? Which supervisor would have had access to which information on which to make sound decisions? Who would have led the intervention? Which authority would have guaranteed which deposits?"

"To these questions, I am afraid there were--and are--no clear answers," McCreevy added. "Anybody who thinks this could be done by member states acting alone is not living in the real world."

As part of its move to enhance financial market supervision the Commission will accept comments on a consultation document it has published as part of its new initiative announced May 23.

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The Commission consultation document can be found at the following web site address: http://ec.europa.eu/internal_market/finances/docs/committees/consultation_en.pdf. Comments can be sent no later than July 18 to the following email address: market-13@ec.europa.eu.

By Joe Kirwin

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BNA—5/27/08

Mortgages

National City Agrees to $4.6 Million Settlement Over HUD Loans, DOJ Says

LANSING, Mich.--National City Mortgage Inc. agreed to pay $4.6 million to settle allegations that it misrepresented the status of 58 loans when it submitted them for federal endorsement, the Justice Department said May 22.

According to the department, the loans were in default when National City submitted them to the Department of Housing and Urban Development for insurance endorsement.

National City has so-called "direct endorsement" authority, allowing it to make loans to low- and moderate-income borrowers who might not otherwise be able to meet loan requirements. HUD requires lenders with this authority to certify, when submitting loans for insurance coverage more than 60 days from closing, that the loans are not more than 30 days past due. The 58 loans covered by the settlement, the government said, were already in default prior to their submission.

"The FHA's [Federal Housing Administration] mortgage insurance program obviously cannot function when a lender misrepresents the status of 58 loans in order to put the government on the hook," said U.S. Attorney Stephen J. Murphy, who announced the settlement in Detroit.

A spokeswoman for Miamisburg, Ohio-based National City said the company has "refuted the government's allegations and denied any liability."

"National City Mortgage has a long history as a responsible lender with the FHA for more than 50 years," said the spokeswoman, Kelly Wagner Amen. The loans covered by the settlement, she told BNA May 23, represent less than one-tenth of one percent of the FHA loans submitted during the audit period in question, May 2002 through April 2004.

The agreement "has absolutely no impact on our role as an FHA lender, and in fact, our relationship with the FHA has grown," Amen said.

The case was handled by the Justice Department and the U.S. Attorney's Office for the Eastern District of Michigan, with help from the Office of the Inspector General of the Department of Housing and Urban Development.

More information on National City is available at http://www.nationalcitymortgage.com.

By Nora Macaluso

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AP--5/23/08

Vallejo, Calif. files for bankruptcy

The San Francisco Bay area suburb of about 120,000 residents votes for protection to deal with their budget deficit caused by soaring employee costs, declining tax revenue.

Last Updated: May 23, 2008: 5:40 PM EDT

VALLEJO, Calif. (AP) -- The city of Vallejo filed for bankruptcy protection Friday to deal with a ballooning budget deficit caused by soaring employee costs and declining tax revenue.

The San Francisco Bay-area suburb of about 120,000 residents became the largest California city to seek bankruptcy protection.

Mayor Osby Davis said the city's attorneys filed papers seeking Chapter 9 bankruptcy protection in federal court in Sacramento.

"We've exhausted all avenues at this point, and this is all we had left," Davis said. "I had hoped to avoid it all the way up until yesterday. It's something we can't avoid ... We can't pay our bills."

Vallejo will ask the judge to set a June 9 deadline for creditors to challenge the filing, said Marc Levinson, the city's bankruptcy attorney. If there are no objections, the city automatically enters bankruptcy protection.

The seven-member City Council voted to authorize the city manager to file for bankruptcy protection on May 6 after months of failed negotiations with its police and firefighters unions.

After that vote, city officials and union representatives continued to meet in hopes of reaching a last-minute deal to stave off the bankruptcy filing, but the two sides couldn't come to an agreement.

Vallejo, a mostly working-class city about 30 miles northeast of San Francisco, faces a $16 million budget deficit in its fiscal year starting July 1.

The foreclosure crisis and economic downturn have caused a sharp decline in revenue from sales tax, property tax and development fees.

Many officials and residents blame Vallejo's chronic financial problems on labor contracts that they say provide overly generous pay and benefits to the city's police officers and firefighters. Those city workers comprise about three-quarters of Vallejo's general fund.

The unions say compensation for Vallejo's public safety employees is in line with that of other Bay Area cities, and blame the fiscal crisis on government mismanagement and poor decisions by previous city councils.

Union representatives did not have an immediate comment on Friday's filing, but they previously said they would challenge it and argue that the city isn't insolvent. They say city officials rejected offers of salary cuts that would help solve the financial crisis.

In addition to being the largest California city to file for bankruptcy protection, Vallejo is the first to do so because its revenues cannot cover expenses, experts say.

Orange County filed for bankruptcy protection in 1994 after it lost money in a series of bad investments; the Southern California town of Desert Hot Springs filed in 2001 after losing a lawsuit.

Some officials worry that seeking bankruptcy protection could damage the city's reputation and ability to attract residents and businesses, but others say the city could eventually emerge stronger and more financially secure.

"The mismanagement of the city for so long has tarnished our reputation, not bankruptcy," said Councilwoman Stephanie Gomes. "Bankruptcy gives us the opportunity to fix that mismanagement and put a long-term plan in place to ensure true growth and recovery." ■

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BNA—5/27/08
Accounting
FASB Issues Standard Clarifying Accounting For Financial Guarantee Insurance Contracts

NORWALK, Conn.—The Financial Accounting Standards Board May 23 issued a new standard that changes current practice in accounting for financial guarantee insurance contracts, including how it relates to recognition and measurement of premium revenue and claim liabilities.

FASB issued Statement No. 163, Accounting for Financial Guarantee Insurance Contracts, which clarifies how FASB Statement No. 60, Accounting and Reporting by Insurance Enterprises, applies to financial guarantee insurance contracts issued by insurance enterprises.

Typically, financial guarantee insurance enhances the marketability of financial instruments such as asset-backed securities, since it covers losses from such financial transactions.

In addition, such insurance contracts guarantee that investors in debt instruments, such as municipal bonds, receive timely payment of principal and interest if there is a default.

FASB Project Manager Mark Trench said that recently there have been concerns about the financial health of financial guarantee insurers. Thus, the new standard is expected to increase comparability in financial reporting of financial guarantee insurance contracts and to improve transparency to such financial statements.

Trench said the standard is a major step toward ending inconsistencies in practice that made it difficult for investors to receive comparable information about an insurance enterprise's claim liabilities.

Split Effective Date

FASB split the effective date of the standard requiring disclosures regarding an insurance enterprise's risk-management activities to be effective the first period beginning after May 23, 2008.

An enterprise must disclose the risk-management activities it uses to evaluate credit deterioration in its insured financial obligations and the insurance enterprise's surveillance or watch list, FASB said.

The remaining statement is effective for financial statements issued for fiscal years beginning after Dec. 15, 2008, and all interim periods within those fiscal years.

This includes a requirement to recognize a claim liability prior to an event of default (insured event) when there is evidence that credit deterioration has occurred in an insured financial obligation.

Goal of Reducing Diversity

Since 2005, FASB has been working on a project to reduce diversity in practice in the way financial guarantee insurance contracts are accounted for by insurance enterprises.

The board said that the diversity resulted in differences in the recognition and measurement of claim liabilities and could lead to different financial statement information for similar transactions.

On April 18, 2007, FASB issued an exposure draft with a 60-day comment period and wrapped up redeliberations earlier this year.

Changes Current Practice

Under Statement 163, the changes to current practice in accounting for financial guarantee insurance contracts relate to recognition and measurement of premium revenue and claim liabilities, FASB said.

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Similarly to the premium revenue recognition approach for a short-duration insurance contract in Statement 60, the premium revenue recognition approach links premium revenue recognition to the amount of insurance protection and the period in which it is provided, according to a summary of the standard.

This means that the amount of insurance protection provided is assumed to be a function of the insured principal amount outstanding, since the premium received requires the insurance enterprise to stand ready to protect holders of an insured financial obligation from loss due to default over the period of the insured financial obligation.

In addition, the recognition approach for a claim liability requires that an insurance enterprise recognize a claim liability when the insurance enterprise expects that a claim loss will exceed the unearned premium revenue.

This is based on the present value of expected net cash outflows to be paid under the insurance contract discounted using a risk-free rate.

Moreover, the standard requires an insurance enterprise to measure the claim liability equal to the present value of expected net cash outflows.

Expected net cash outflows are probability weighted cash flows that reflect the likelihood of all possible outcomes for payments by the insurance enterprise under the insurance contract.

Amends Existing Accounting

Statement 165 amends the following standards: FASB Statement No. 107, Disclosures about Fair Value of Financial Instruments (paragraph 8(c)), Statement 133 (paragraph 10(c)); FASB Interpretation No. 45, Guarantor's Accounting and Disclosure Requirements for Guarantees, Including Indirect Guarantees of Indebtedness of Others (paragraph 6(d)).

Moreover, it nullifies EITF Issue No. 85-20, "Recognition of Fees for Guaranteeing a Loan."

By Denise Lugo

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Wall St. Journal—5/24/08

Muni-Bond Bidders A Rarer Commodity

Thinner Market May Hurt Pricing, Reduce Liquidity

By STAN ROSENBERG

May 24, 2008; Page B5

As if investors in the municipal-bond market didn't have enough to worry about, concerns are now rising that the secondary market, where institutional investors trade large blocks of bonds, is becoming concentrated in fewer hands.

That poses a threat to market liquidity and could skew prices on outstanding debt.

"If you have a $10 million block, there are less people to quote it," said Evan Rourke, a municipal portfolio manager at M.D. Sass & Co. in New York.

Fewer bidders means a loss of depth on the bid side, said Gary Pollack, head of fixed-income trading at Deutsche Bank Wealth Management, also in New York.

"On a good day, you may get 20 bidders. Now, that universe has shrunk by two," Mr. Pollack said, referring to the exit of **Bear Stearns** Cos. and **UBS** AG from the muni markets.

"So on a not-so-good day, you may not get enough bidders to justify selling." He said he hasn't seen that happen yet, but he termed it "a risk."

An inability to move large bond lots raises the possibility that evaluations received by mom-and-pop investors, the backbone of the $2.6 trillion muni market, may not be as accurate as they should be.

Thin market conditions raise the possibility prices and benchmark-price indicators "may be more subject to the influence, intentional or not, of single trades or investment programs," wrote Matt Fabian, senior analyst at Concord, Mass.-based Municipal Market Advisors, in a report.

With the number of major dealers shrinking -- there are only 10 to 12 major market makers in the municipal market -- these factors take on greater significance in the absence of alternative bidders.

Hedge funds that used to play one end of the municipal yield curve against the other were badly burned and have become much less influential in the market. "They're neutral at best, net sellers at worst," Mr. Rourke said.

Insurers that have suffered losses elsewhere on their balance sheets, while still expected to be in the market, could see a diminished need for tax exemption. That would leave municipal-bond mutual funds, which have recently experienced large inflows, to operate at their own pace, according to Mr. Rourke.

At the same time, a number of the remaining dealer firms have lightened their positions as they continue to experience balance-sheet funding constraints.

"The announced sale or closure of UBS's municipal department, sharp loses at [insurer] **AIG**, and potential cost-cutting at **Citigroup** all imply a reduced bid-side and or excess secondary supply over at least the next few quarters," Mr. Fabian wrote.

Treasurys Revive

Treasurys got a new lease on life Friday thanks to falling stocks, weak housing data and position-squaring leading into the long weekend.

Bond markets are closed Monday for Memorial Day.

The rally helped Treasurys recoup some losses after two days of selloffs. The benchmark 10-year note was up 23/32 point, or $7.1875 for every $1,000 invested. Its yield fell to 3.833% from 3.919%.

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Wall St. Journal—5/24/08

FGIC Posts Loss on Exposure To Asset-Backed CDOs

By LAVONNE KUYKENDALL and DONNA KARDOS
May 24, 2008; Page B5

FGIC Corp. swung to a first-quarter loss on the impact from the bond insurer's exposure to collateralized-debt obligations of asset-backed securities, though they were largely offset by big gains on credit-protection contracts.

The parent of Financial Guaranty Insurance Co. reported a net loss of $33.4 million, compared with year-earlier net income of $68.5 million.

The latest results include a $1.56 billion gain from new accounting rules that change the way companies place market values on assets that don't have hard prices. FGIC's gain was due to the market's perception of the company's nonperformance risk. The gain compared with $1.4 billion in mark-to-market losses on those derivatives.

Revenue more than doubled to $288.2 million from $126.8 million amid the gains.

Pretax loss and loss-adjustment expenses soared to $279.2 million from $1.2 million amid continued deterioration in the performance of certain residential-mortgage- and asset-backed CDOs written primarily the past three years. FGIC noted any claims relating to the transactions "will be made over a period of years" and the reserves don't reflect any effects of loss-mitigation efforts.

Net premiums written plunged 64%, while net premiums earned slid 0.7%.

FGIC has been losing money on CDOs backed by subprime-mortgage-backed securities. Earlier this month, the firm said it received interest from a range of strategy partners regarding a plan to split its bond-insurance business into public and private units.

FGIC earlier this year filed a lawsuit against Deutsche Industriebank, or IKB, and Calyon Credit Agricole CIB, its counterparties in a CDO transaction that exposes FGIC to $1.875 billion in potential losses. Resolution of the suit could result in "material" adjustments to FGIC's related loss reserves, the company said in its earning report.

Earlier this month, PMI Group Inc. wrote off its remaining value of its 42% stake in FGIC as it questioned the bond insurer's future.

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Wall St. Journal—5/27/08

Auction-Rate Securities Give Firms Grief

Companies Struggle to Come to Terms With Writing Down Troubled Holdings

By LIZ RAPPAPORT

May 27, 2008; Page C1

The credit crisis is receding, but hundreds of U.S. companies still are struggling to clean up the problems caused by auction-rate securities.

A review of first-quarter earnings reports showed that more than 400 companies, including **Google** Inc., **Bed Bath & Beyond** Inc. and **Starbucks** Corp., held at least $30 billion in the securities, instruments they once thought were as dependable as cash.

Some companies have had to scramble for funds in the months since the market froze up in February. The securities also are creating an accounting problem for businesses not used to pricing complicated securities. While some companies have written down the value of their auction-rate holdings, many others haven't, even though market prices have fallen substantially.

CFOs Learn the Lesson

"There is not a CFO in the world that hasn't had a significant lesson on what auction-rate securities are this year," says Dario Sacomani, chief financial officer at Sunnyvale, Calif., semiconductor company **Spansion** Inc., which held $122 million in such illiquid securities that it hadn't marked down at the end of the quarter.

According to a study of earnings reports conducted by securities-valuation firm Pluris Valuation Advisors LLC, 402 public companies disclosed that they held variations of auction-rate securities. Half had written down the value of their holdings. Of those that did, the average markdown was 13.2%, the study shows.

Individuals and companies bought auction-rate debt from municipalities, charitable organizations, student lenders and closed-end mutual funds.

The securities are long-term debt with short-term features. Their interest rates are meant to reset in weekly or monthly auctions conducted by Wall Street brokers. Buyers were attracted to their relatively high yields and a promise from Wall Street of an easy exit from the instruments.

But in February, auctions failed to attract sufficient bidders. Wall Street firms stopped supporting the market, causing it to freeze up.

Spansion cites the high quality of government-guaranteed student loans that are collateral for the securities it holds as one reason it hasn't taken a charge. Another reason, Mr. Sacomani says, is that the company doesn't need to access the cash immediately.

"This is triple-A," he says.

Still, Moody's Investors Service cut the company's credit rating in late March to the lower rungs of junk with a negative outlook, and to the lowest possible liquidity rating, which is a measure of a company's access to cash.

Hands Tied

"It hampers your financial flexibility," says Gregory Fraser, senior analyst at Moody's, a unit of Moody's Corp. He says the company would have to take a "substantial discount" to sell its securities.

About 25% of the $330 billion auction-rate market has been bought back by municipalities or refinanced with a different type of debt, says Alex Roever, fixed-income analyst at J.P. Morgan Chase & Co. Those left, he adds, probably aren't worth their face value.

Barry Silbert, who runs the Restricted Securities Trading Network, which has arranged 200 auction-rate bond sales, says sellers have taken discounts ranging from 2% for municipal debt to 30% for student-loan-backed bonds.

Salt Lake City self-storage company Extra Space Storage Inc. sold its securities at the end of February at a 10.6% discount to their face value.

Biotech pharmaceutical company **ImClone Systems** Inc. took an $85 million impairment charge in the first quarter, $69 million of which came from auction-rate securities it marked down by 43%.

Bed Bath & Beyond, the home-furnishing retailer, took a temporary 2.2% markdown on $327 million of the securities; Google a 4.2% markdown on $260 million of the securities; and Jet Blue Airways Corp. a 3.4% impairment on $324 million of the debt. Starbucks took no impairment on $70.5 million of such debt.

Write to Liz Rappaport at liz.rappaport@wsj.com[1]

New York Times--May 25, 2008
Commentary
Fair Game

Gauging the Big Bets of a Hot Hand

By GRETCHEN MORGENSON

COME hell, high water, credit crisis or asbestos claims, Fairfax Financial Holdings is that rarity — an insurance company whose shares have stood tall through it all. Even as the Standard & Poor's insurance composite index has fallen 17.6 percent this year, Fairfax's stock is down just 2.1 percent.

Based in Toronto and led by V. Prem Watsa, founder and chief executive, Fairfax seems especially good at navigating the credit shoals. It is a big player in credit derivatives — instruments that have recently burned larger and more established rivals like A.I.G. and Warren E. Buffett's Berkshire Hathaway. Indeed, while both of those companies have lately recorded huge losses on credit default swaps — insurance contracts that allow investors to bet for or against a corporation's bonds — Fairfax has reported immense gains in this arena.

During 2007 and the first quarter this year, Fairfax said it realized $420 million in gains on credit default swaps, helping to propel earnings to records. Fairfax earned $1.1 billion on revenue of $7.5 billion in 2007, up from $227 million earned on $6.8 billion in revenue in 2006 . The company has a market capitalization of $5.39 billion, and its stock, at $280.25 a share, trades at a 10 percent premium to its book value.

A tour through Fairfax's financial statements, however, raises questions about both the company's reliance on derivatives gains and its insurance operations. Of special note is Fairfax's unit in Europe that consists of underwriting businesses that the firm is in the process of abandoning. (In the insurance world, operations like these are known as "runoff" units.)

Fairfax's investment portfolio totaled $18.6 billion at the end of the first quarter. Since its inception in 1985, it has returned an average 9.5 percent a year on its investments, earning Mr. Watsa quite a nickname: the Warren Buffett of Canada.

The insurance business hasn't been hot lately for Fairfax, so its investment returns have come in handy. Citing extreme competition in the industry, Fairfax reported consolidated net premiums of $4.5 billion in 2007, a decline of 6.1 percent from 2006. And in the first quarter of 2008, the company reported an underwriting loss of $7.7 million versus a profit of almost $50 million a year earlier.

Better to focus on its credit derivative book. Most of those bets have been made against financial companies and have benefited from huge losses incurred by banks, securities firms and bond guarantors like M.B.I.A.

GREG TAYLOR, Fairfax's chief financial officer, says he expects the gains to continue. "We do not think the credit crisis is winding down," he said in an e-mail exchange. "In fact, the recession may well magnify the stresses on the credit markets."

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Plenty of derivative bets remain on the company's books, even after recent sales. Unrealized gains on the company's credit default swaps stood at $960 million at the end of 2007, and in the first quarter, mark-to-market gains on its credit default swaps were $467 million.

That's a lot of lettuce. Still, credit default swaps are notoriously volatile, and whether the company will be able to cash in these chips is an open question. Indeed, on May 1, Fairfax cautioned that swaps worth $991 million at the end of the first quarter had fallen to $685 million as of April 25.

Sean Egan, managing director of Egan-Jones Ratings, an independent ratings firm, said investors should be wary of counting on these gains because it is not clear who is on the other side of Fairfax's swap trades.

"The visibility on counterparties has been and remains very poor," Mr. Egan said. "You don't know whether there are hedge funds on the other side with minimal capital levels or whether they are solid credible counterparties. These are massive positions, and Fairfax should provide additional information to give comfort to investors."

Given the volatility in these instruments, he added, "investors would have to assume that investment gains realized by the company are unlikely to remain at the same level that have been reported to date."

Absent Fairfax's investment income, he noted, the company's pretax earnings would have totaled $520 million in 2007, not the $2.16 billion it recorded — quite a swing, but not one that seems to worry the folks at Fairfax.

Mr. Taylor says he believes Fairfax has the right bets on. "We continue to believe that these positions will be valuable in protecting our companies against the continuing credit market conditions," he said.

Maybe so. But even with the juicy derivatives gains, at the end of the first quarter Fairfax's cash and cash equivalents had fallen to $3.1 billion, down 46 percent from the end of 2006.

And claims payments may well rise in the company's European runoff operations, a unit that has enjoyed improved results. These operations involve nSpire Re, an Ireland-based reinsurer, and include long-term claims associated with asbestos maladies.

European runoff turned in a pretax loss of $900,000 last year, well below the 2006 losses of $501 million and the $262 million lost in 2005. Fairfax cited "reduced claims in Europe" as one of the reasons for the improvement; losses on claims fell to $16.5 million last year, down from losses of $39.7 million in 2006 and $247 million in 2005.

But this reduction in losses may relate to a temporary claims-paying holiday at Sphere Drake Insurance, a Fairfax affiliate in Britain that has been in runoff since 1999. The holiday is a result of a "solvent scheme of arrangement," a legal proceeding in which creditors and insurance companies consolidate certain claims and liquidate them at an agreed-upon price.

While the workout goes on, Sphere Drake doesn't pay on the claims under consolidation. Once the process is complete, the company must pay on all claims approved by the court overseeing the deal.

SPHERE DRAKE has been involved in two such proceedings since 2005, both of which contributed to the improvement in results at the European runoff unit in 2006 and last year. Under the first, Sphere Drake paid $35 million to settle claims, Mr. Taylor said.

A second solvent scheme of arrangement was approved by the court early last November; the filing date for claims, May 6, has passed. While the claims holiday is over, it still isn't clear what payments will be required under the arrangement.

Fairfax is on the hook for whatever claims Sphere Drake has to pay, yet details relating to that particular possibility aren't disclosed in Fairfax's filings.

Mr. Taylor said that was because the proceedings have no impact on his company's operations, adding that the claims will be immaterial. He said he expects the claims consolidated in the most recent solvent scheme of arrangement to be paid later this year or in early 2009.

Shareholders will have to hope the Mr. Taylor is right and that the claims don't turn out to be whoppers. If they are, Fairfax's finances might get squeezed.

Indeed, while some liken Mr. Watsa to Mr. Buffett, the Berkshire Hathaway model consists of a company generating profits through careful insurance underwriting and perspicacious investing. At Fairfax, the underwriting cushion would seem not so plump should Mr. Watsa's hot investment hand go cold.

New York Times--May 25, 2008

Finding Potential for Debt in Distress

By NORM ALSTER

THE credit crisis and economic slowdown have sunk billions of dollars of debt into distressed status — deep in the junk-bond pile. Money managers have traditionally profited in such markets by buying debt on the cheap.

Individual investors can get into the game indirectly, through a small number of mutual funds, including BlackRock High Yield, Mutual Recovery and Northeast Investors Trust, which hold some distressed debt.

"Right now, we think there is going to be tremendous opportunity over the next 12 to 18 months," said James Keenan, manager of BlackRock High Yield, which has returned 0.41 percent in 2008 and 7.15 percent, annualized, over the last three years, according to Morningstar. (All figures are through Thursday.)

Mr. Keenan foresees raising the fund's current investment in distressed debt to 10 to 15 percent of assets, from the current 2 to 3 percent, as opportunities arise.

Distressed debt is often defined as the obligations of companies in default or perilously close to it. The term may also be used for debt paying a very high yield — 10 percentage points more than 10-year Treasuries.

Investing in such debt is risky, but handsome profits can be made by converting it into equity ownership as restructured companies leave bankruptcy.

The sharp rise in interest rates on lower-rated debt issues in recent months probably presages a rising tide of defaults, said Kenneth Emery, director of default research at the Moody's Corporation.

"Historically, there's a tight correlation between high-yield spreads and default rates," Mr. Emery said. Already, the global pool of distressed bonds and bank loans is approaching $600 billion, he said.

Little cash has actually been drawn down to buy distressed debt thus far. "There have been a lot of funds raised," said Michael Embler, chief investment officer for the Mutual Series funds of Franklin Templeton. "Most of the money has not been deployed."

Oaktree Capital Management, based in Los Angeles, is a longtime investor in distressed debt. The firm has unspecified billions invested in such debt, said Howard S. Marks, its chairman, with $10 billion more ready to be deployed.

The question for Mr. Marks and others is when to start buying in earnest. Early buyers risk "catching a falling knife," in market parlance, if prices keep tumbling. But late buyers risk losing out on the best deals and the best returns. "We think we have to catch a falling knife," Mr. Marks said.

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Other deep-pocketed buyers seem to be coming to the same conclusion. For example, the Blackstone Group, the big private equity group, has been finding good investments in distressed debt, Stephen A. Schwarzman, the chairman and chief executive, said in a recent conference call.

At Mutual, Mr. Embler is waiting for some of the debt that financed buyouts in the last year to tumble into distressed status.

"There was a tremendous amount of leverage in those buyouts," he said. "Some of them will hit the wall."

Just nine months ago, Mutual Recovery held virtually no distressed debt, but with recent purchases of leveraged-buyout-related bank loans, it now has "5 to 10 percent" of its portfolio in the lowest-rated obligations, he said. "We do think there will be more opportunities in the next 6 to 12 months," he added.

The fund is down 4.31 percent this year and has returned 6.33 percent, annualized, over the last three years.

ALSO prepared to buy, but not convinced that prices have bottomed, is Bruce H. Monrad, who manages the $1.5 billion Northeast Investors Trust fund with his father, Ernest E. Monrad. The fund is up 0.14 percent this year and has returned 5.59 percent, annualized, over the last three years.

"We're still in the very early innings," he said. "We're probably going to see 30 percent of the total junk bond market default over the next five years. And yet fewer than 30 percent of junk bond issues are selling at distressed prices. There may still be a lot of overpriced junk."

The Northeast fund holds debt from one issuer — the Trump casino empire — that produced a big payday in the past. After Trump Hotels and Casino Resorts filed for bankruptcy in 2004, Northeast received a package of stock and bonds in the restructured company, Trump Entertainment Resorts. Northeast sold the stock but still holds some bonds, whose current yield is roughly 14 percent.

In terms of the broader credit market, Mr. Marks of Oaktree Capital said he saw a possible silver lining in the current situation, at least for investors in distressed debt.

"This could be the biggest credit crisis of our lives," he said. "And if it is, that argues for higher returns."

Fortune's Daily Briefing Blog--May 23, 2008, 12:20 pm

Moody's fiasco: The cover-up?

The Moody's (MCO) mess keeps getting even more strange. Rival Standard & Poor's put Moody's debt ratings on watch late Thursday, after Moody's shares suffered two days of selling on the heels of a *Financial Times* report that the company issued the wrong ratings on some risky paper and then changed its rating criteria to avoid a downgrade.

"The CreditWatch listing reflects recent press reports regarding potential problems with analytical models and methodologies used in Moody's process for rating European constant-proportion debt obligations (CPDOs)," S&P wrote. "While the specific potential business and financial impact to Moody's is currently uncertain, this comes at a time when expected declines in revenue and cash flow at Moody's in 2008 are expected to meaningfully reduce flexibility in the company's leverage profile. These concerns are exacerbated by the potential impact of the previously mentioned press reports."

Of course, S&P is very much in the same bind as Moody's. While some observers were questioning the safety of CPDOs when they were first issued - Fitch, for instance, declined to rate them - S&P was the first firm to rate CPDOs, giving them the sought-after triple-A designation. "We think focusing on programming errors diverts attention away from the core issue here," CreditSights analyst David Watts wrote Friday, Reuters reports. "Rating a CPDO requires predicting 11 different variables 10 years into the future with a high degree of accuracy. A skill we are not convinced that anyone possesses."

Moody's responded to the *FT* article by hiring lawyers at Sullivan & Cromwell to conduct an external investigation. But at Naked Shorts, Greg Newton writes that the firm is possibly conflicted by its representation of Moody's in class-action lawsuits, and sees the Moody's response as fitting into a greater pattern of financial firms washing their hands of their bubble-era misdeeds. "While the auld firm of Thain, Pandit, Blankfein & Fuld debate whether the credit crisis is in its seventh or eighth inning, NakedShorts would suggest an alternative analogy," he writes: "We've done the crime, here comes the cover-up."

New York Times–May 27, 2008
Business Briefing | Banking

UBS Foresees More Subprime-Related Losses

By BLOOMBERG NEWS

UBS, the European bank hardest hit by the collapse of the subprime housing market in the United States, fell the most in more than two months in Swiss trading on Monday after it said it may face more losses from mortgage securities. UBS declined 5.8 percent to 28.20 francs in Zurich, and has dropped 43 percent this year, cutting its market value to 61.4 billion francs ($59.9 billion). UBS, in a prospectus for a 16 billion-franc rights offer to shareholders, said the bank's losses on residential and commercial real-estate securities outside the United States "could increase in the future." UBS is seeking to replenish capital after about $38 billion in write-downs related to the subprime crisis.

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Wall St. Journal—5/27/08

Lost Opportunities Haunt Final Days of Bear Stearns

Executives Bickered Over Raising Cash, Cutting Mortgages

By KATE KELLY

May 27, 2008; Page A1

Twelve hours after agreeing to sell **Bear Stearns** Cos. for $2 a share, Alan Schwartz wearily made his way to the company gym for a much-needed workout.

It was 6:45 a.m., March 17, and Bear Stearns's chief executive had slept little since hammering out the ugly details of his fire-sale deal with **J.P. Morgan Chase** & Co.

When Mr. Schwartz, already dressed in his business suit, trudged into the locker room, Alan Mintz, still in his sweaty gym clothes, made a beeline for the boss.

"How could this happen to 14,000 employees?" demanded the 46-year-old senior trader, thrusting his face uncomfortably close to Mr. Schwartz's. "Look in my eyes, and tell me how this happened!"

Two and a half months later, Mr. Schwartz still isn't quite sure. To Mr. Mintz and others, he has blamed a market tsunami he didn't see coming. He told a Senate committee last month: "I just simply have not been able to come up with anything, even with the benefit of hindsight, that would have made a difference."

But many who lived through the seven tense months before the deal say Bear Stearns imploded because it was at war with itself. Buffeted by the most treacherous market forces in a generation and hobbled by indecision, the firm's leaders missed opportunities that might have been able to save the 85-year-old brokerage.

Those missteps are expected to have a lasting impact beyond the people who once worked at Bear Stearns or owned its stock. Unlike Wall Street meltdowns in decades past -- from Drexel Burnham Lambert Inc. to Long-Term Capital Management -- the Bear Stearns collapse spurred direct intervention from the Federal Reserve. That step is likely to increase the central bank's role in solving future financial catastrophes and bring securities firms further regulation in the bargain.

As shareholders prepare to approve the deal on Thursday -- at a price that angry investors forced up to about $10 a share -- interviews with more than two dozen current and former Bear Stearns executives, directors, traders and others involved in the action paint the first detailed picture of the fractious last weeks before the Fed helped underwrite J.P. Morgan's purchase of the trading powerhouse.

Months before regulators pressured the firm to sell itself, nervous traders futilely begged Mr. Schwartz and his predecessor, James Cayne, to raise more cash and slash Bear Stearns's huge inventory of mortgages and the bonds that backed them.

At least six efforts to raise billions of dollars -- including selling a stake to leveraged-buyout titan Kohlberg Kravis Roberts & Co. -- fizzled as either Bear Stearns or the suitors turned skittish. And repeated warnings from experienced traders, including 59-year Bear Stearns veteran Alan "Ace" Greenberg, to unload mortgages went unheeded.

Top executives resisted, in part, because they were concerned the moves would upset the delicate calculus of appearances and perceptions that is as important on Wall Street as dollars and cents. If Bear Stearns betrayed weakness, they worried, skittish customers would pull their money out of the firm, and other financial institutions would refuse to trade with it.

Instead of managing these fickle forces, though, a brokerage whose culture and fortune were rooted in the trading floor's steely manipulation of risk was swamped by them.

Early Warnings

An early harbinger of the debacle to come appeared the first Friday in August. Bear Stearns executives hosted a conference call that day meant to reassure investors. The brokerage's stock had fallen sharply after the late-July collapse of two internal hedge funds tied to subprime mortgages, home loans made to the riskiest borrowers.

Mr. Cayne and his top financial lieutenants touted the firm's strong cash holdings -- $11.4 billion, according to company officials -- and new longer-term borrowing agreements. They also pointed out that Bear Stearns itself actually had few subprime holdings. But executives' comments about the bleak state of the market for interest-bearing securities stoked investors' fears, helping spur a broad rout in stocks and driving Bear Stearns's own shares to a 12-month low of $106.55.

Later that day, word leaked out that Warren Spector, Bear Stearns's co-president and chief of the division that oversaw the two failed hedge funds, was being forced out by Mr. Cayne.

Amid the mounting bad news, a lifeline appeared: Mr. Schwartz, then Bear Stearns's co-president, and Henry Kravis, KKR's fearsome founder, had a conversation about the buyout firm possibly purchasing 20% of Bear Stearns.

By Sunday, Bear Stearns's sleek, black tower in midtown Manhattan bustled with activity.

About 8:30 a.m., a team from KKR assembled in the investment-banking department on the 43rd floor to begin dissecting the firm's books. Buying a piece of Bear Stearns was attractive to KKR as an entree into the lucrative brokerage business at a time when prices were cheap. For Bear Stearns, it was a chance to raise $2 billion or more in capital and gain a crucial seal of approval by putting an *éminence grise* like Mr. Kravis on its board -- a move Mr. Schwartz hoped would silence Bear Stearns's critics.

Within two weeks, though, the talks would fall apart because each side had concerns. Among other things, Messrs. Schwartz and Cayne feared a deal might turn off Bear Stearns clients that competed with KKR.

While Bear Stearns's mortgage team fielded questions from KKR that Sunday, the firm's risk officers were meeting in the sixth-floor executive offices with staffers from the Securities and Exchange Commission. The regulators had traveled from Washington to make sure Bear Stearns had access to the day-to-day loans it needed to fund its trading operation. After scrutinizing the

firm's $400 billion balance sheet well into the afternoon, the regulators agreed to reconvene with Bear Stearns managers for daily briefings until the market crisis passed.

Elsewhere in the building that afternoon, Bear Stearns's board was deliberating over Mr. Spector's resignation. Not everyone was convinced it was the right move -- including Mr. Schwartz, who had expressed his objections privately to Mr. Cayne. But Mr. Cayne was adamant.

The collapse of the hedge funds had exposed the then-73-year-old CEO to criticism inside and outside of the company for being disengaged and for brushing off warning signs. Early on, he seemed unconcerned. Mr. Cayne said the funds weren't Bear Stearns's money: It belonged to big institutions, wealthy individuals and lenders who all knew the risks going in. Soon, though, the lenders forced Bear Stearns to extend one of the portfolios $1.6 billion of its own money to keep it afloat.

A glib and gruff former scrap-iron salesman from Chicago with a penchant for cigars, golf and cards, Mr. Cayne had often taken off Thursday afternoons and Fridays that summer to play golf near his New Jersey vacation home. In mid-July, when the funds were melting down, both he and Mr. Spector had spent more than a week in Nashville, Tenn., competing in a bridge tournament. Mr. Cayne, who declined to be interviewed for this article, was said by people close to him to be particularly angry that Mr. Spector, who with his partners won the event, had been away from the office at such a sensitive time.

Bear Stearns's board -- 12 men largely handpicked by Mr. Cayne -- approved Mr. Spector's departure. Mr. Schwartz, a longtime investment banker more accustomed to rubbing shoulders with clients like Walt Disney Co.'s Robert Iger than to monitoring trades or capital levels, was named sole president.

Messrs. Spector and Schwartz had been promoted to co-presidents and co-chief operating officers in 2001. Mr. Cayne, the CEO, had leaned on them to keep their divisions running smoothly.

Now, Mr. Schwartz, a former star pitcher at Duke University, had to carry a heavier burden. At age 57, he had little experience in the bond and mortgage businesses that made up an outsized share of Bear Stearns's revenue. But he decided to manage the firm's capital-market division himself rather than hiring a replacement for Mr. Spector.

Mr. Schwartz moved to tighten oversight of the company's trading. He also began keeping daily tabs on the bond markets. Several times a week, he sat down with traders who had bet a lot of the firm's money, questioning them about strategy and results.

In the weeks after rejecting KKR's approach, Bear Stearns received other offers of capital. J. Christopher Flowers, a former Goldman Sachs Group Inc. partner, had met with some of Bear Stearns's senior managers about the possibility of taking a 20% stake. But the meeting left Bear Stearns's representatives concerned that Mr. Flowers simply was trying to gauge their desperation. The next day, they told the Flowers team they weren't interested.

Instead, Bear Stearns executives began working on what Messrs. Schwartz and Cayne saw as a more compelling option: a joint venture with Citic Securities Co. They reasoned a deal with the

Chinese investment bank would bring in money and help increase Bear Stearns's miniscule presence in Asia. Smarting from criticism of his hands-off style, Mr. Cayne spent the Labor Day weekend on a whirlwind trip to Beijing to discuss terms with Citic executives.

Into early autumn, the mortgage market continued to slump. Housing prices had plunged, and most major financial firms were slashing the value they placed on holdings backed by home loans.

Bear Stearns -- with its immense stockpile of mortgages and related securities -- was particularly vulnerable. Despite months of price declines, those holdings were valued at about $56 billion -- a large portfolio for a firm its size. Still, SEC staffers -- who now were phoning in for weekly Wednesday-evening conference calls with the firm -- appeared comfortable. By Thanksgiving, some senior regulators were calling in less frequently.

'We've Got to Cut!'

Inside Bear Stearns, though, skirmishes about its mortgage holdings at times grew heated. Some veteran traders insisted that Tom Marano, the head of mortgages, needed to trim his portfolio. Among them were Wendy de Monchaux, who as head of proprietary trading invested Bear Stearns's own money, and Steve Meyer, co-head of stock sales and trading.

"Cut the positions, and we'll live to play another day," Ms. de Monchaux said often, invoking one of the firm's venerable maxims. But Mr. Schwartz, still boning up on the details of the mortgage markets, urged caution.

For some of the assets, the market was frozen, Mr. Schwartz reasoned, so selling was out of the question. On others, he had mixed feelings. He didn't want to unload tens of billions of dollars worth of valuable mortgages and related bonds at distressed prices, creating steeper losses.

Mr. Schwartz believed the portfolio at least should be better protected from further price declines. Spearheaded by Mr. Marano, a bearded 46-year-old trader with a Grateful Dead tattoo on his right shoulder, the mortgage team unfurled a hedging strategy known as "the chaos trade."

The trade was a deeply pessimistic bet -- essentially a method for making money if the mortgage and financial markets cratered. The traders bet that the ABX, a family of indexes made up of securities backed by subprime mortgages, would fall. They made similar moves on indexes tracking securities backed by commercial mortgages. Finally, they placed a series of bets that the stocks of major financial companies with exposure to mortgages, including Wells Fargo & Co., Countrywide Financial Corp. and Washington Mutual Inc., would decrease in value as well.

Late in September, with Bear Stearns and other financial stocks rallying, members of the firm's executive and risk committees gathered in Mr. Cayne's smoky, dark and secluded sixth-floor offices to discuss the hedges. Negotiations for Allianz SE's Pacific Investment Management Co. to take a nonequity stake of as much as 10% in Bear Stearns had recently fallen apart. That cost the brokerage a chance for capital and a coveted endorsement of Bear Stearns's creditworthiness.

Mr. Cayne had just returned from the hospital where he'd been treated for an infection, and he looked thin and drawn. Mr. Greenberg, the firm's storied trader and former CEO, took center stage. As head of the risk committee, he had been reviewing the Wells Fargo and other negative

stock bets. He wasn't happy. The financial-stock hedges were too risky, he warned, and should be closed out immediately. Moreover, he wanted the mortgage inventory slashed.

"We've got to cut!" Mr. Greenberg demanded. Ms. de Monchaux and Mr. Meyer concurred.

Oklahoma-bred and Missouri-educated, Mr. Greenberg was the embodiment of the "PSDs" -- poor, smart employees with a deep desire to get rich, upon whom the firm had been built. Mr. Greenberg, who ran the firm for 15 years before Mr. Cayne nudged him aside, was known on Wall Street for his voluminous memos, in the voice of a fictional character, urging traders on issues large ("it doesn't pay to get too arrogant") and small (save paper clips to cut costs).

But it was Mr. Greenberg's trading style that had most defined Bear Stearns: Sell losing trading positions -- quickly. Mr. Greenberg still recalled what his father, an Oklahoma City clothier, told him: "If something isn't moving, sell it today because tomorrow it will be worth less."

The hedges had made close to half a billion dollars and stood to make more as the stocks continued to fall. But since they had first employed the chaos trade, Mr. Marano and his team had been hectored almost daily by complaining phone calls from colleagues. Some of Bear Stearns's more superstitious traders even objected to the strategy's name: They were tempting fate by invoking chaos.

Faced with the fierce divide among his top executives, Mr. Schwartz, who was generally supportive of the chaos trade, decided to abandon it. He wanted specific pessimistic plays that would offset specific optimistic bets, rather than the broader hedges Mr. Marano had employed. Frustrated, Mr. Marano ordered the trades undone.

As October dawned, Messrs. Cayne and Schwartz had high hopes that a deal with Citic would bolster Bear Stearns's fortunes. On Oct. 22, Bear Stearns announced a joint venture in Asia that included a $1 billion cross-investment between the two companies. If regulators approved, Bear Stearns could count on getting $1 billion in the first half of 2008. But it would spend the same amount over a longer period for a complementary stake in Citic.

Investors weren't impressed. Bear Stearns shares rose meagerly but backtracked days later.

Over the next few weeks, Bear Stearns's competitors disclosed losses from bad mortgage-related bets. Merrill Lynch & Co. announced a loss amid write-downs of $8 billion; Morgan Stanley revealed losses of nearly $4 billion.

To outsiders, it was beginning to look as if Bear Stearns had navigated the crisis relatively deftly. Inside the firm, that view wasn't as prevalent. Its mortgage holdings were still hefty, and its bond business was reeling.

The firm continued to explore ways to raise money, hiring investment banker Gary Parr of Lazard Ltd. to try to bolster the firm's prime-brokerage business, which handled trading and lending to hedge funds and other big clients. Mr. Schwartz had also discussed a merger with hedge fund Fortress Investment Group.

Neither effort would bear fruit.

Time to Move On

In late November and early December, tension mounted as Bear Stearns executives contemplated a bonus pool down significantly from a year earlier. Executives in the stock division blamed their counterparts in bonds.

"Why should we pay those guys anything?" Mr. Meyer, the stock sales and trading executive, at one point demanded in a compensation meeting.

Things only got testier when Bear Stearns announced abysmal fourth-quarter results on Dec. 20. Dragged down by a drop in the value of its mortgage inventory, the company reported its first quarterly deficit since it opened for business in 1923. The bond division, always the firm's cash cow, had a loss of $1.5 billion for the quarter.

At lunchtime the next day, as employees prepared for the holidays, Bear Stearns received bleak news. An email from Pimco, the influential bond fund, said it had become uneasy about the financial sector in general. And the fund wanted to immediately unwind several billion dollars of trades it had agreed to with Bear Stearns.

"This doesn't make any sense," Jim Egan, Bear Stearns's co-head of global sales, said in a hastily arranged conference call with William De Leon, a Pimco risk manager, and William Powers, a Bear Stearns alumnus and Pimco managing director. How could a snap decision throw cold water on such a longstanding relationship with such little warning? If Pimco planned to take such drastic action, Mr. Egan and his colleagues added, the decision should be made "corner office to corner office."

Messrs. De Leon and Powers ultimately agreed to hold off on dramatic moves until January, when they'd have a chance to sit down with senior Bear Stearns executives. But before hanging up, Mr. Powers issued a stern, if familiar, warning: "You need to raise equity," he said.

Many Bear Stearns veterans began pushing hard for Mr. Cayne's ouster, arguing the firm needed a more engaged leader. The dissatisfaction had been building since the summer. It grew after a Nov. 1 story in The Wall Street Journal documenting Mr. Cayne's frequent absences from the office for golf and bridge during the worst of the summer's hedge-fund crisis. The article also mentioned that Mr. Cayne had used marijuana in the past. He told employees in an email the same day that he hadn't "engaged in inappropriate conduct."

Mr. Schwartz was reluctant to push Mr. Cayne out. He had led the company through some great years, Mr. Schwartz believed, and could be trusted to step down on his own.

"Stand calm," he told the protesters. "We've got it under control."

Several top managers began joking that they should hold a sit-in in Mr. Schwartz's 42nd-floor office until he agreed to unseat Mr. Cayne as CEO.

Investors were growing impatient, too. Bear Stearns's fourth-largest shareholder -- Bruce Sherman, chief executive of money manager Private Capital Management Inc. -- was agitating for a change at the top.

Shortly after the New Year, Mr. Schwartz stopped by Mr. Cayne's office. The pressure inside and outside of the firm for his departure had become too great, he told his boss. It was time to move on.

This is the first in a three-part series. Part Two: Run on the Bank. Executives believed they were about to turn a corner, but rumors and fear sent clients, trading partners and lenders fleeing. Part Three: Deal or No Deal? The Fed pressured Bear Stearns to sell itself, but a misstep in the hastily drawn agreement nearly scuttled the deal.

Write to Kate Kelly at kate.kelly@wsj.com[2]

Wall St. Journal—5/24/08

How J.P. Morgan Does 'Merger in Reverse'

Fast Work to Absorb Bear Stearns Comes After Hurried Deal

By ROBIN SIDEL

May 24, 2008; Page B1

NEW YORK -- A few days after **J.P. Morgan Chase** & Co. agreed to buy **Bear Stearns** Cos. in a frantic deal that saved the 85-year-old investment bank from bankruptcy, J.P. Morgan executives began scrambling to figure out exactly what they were getting.

One of the first items on the to-do list: Spurred into action by a phone call from Frank Bisignano, J.P. Morgan's chief administrative officer, workers ran fiber-optic cables under the streets of Manhattan, connecting the computer systems at Bear's headquarters on Madison Avenue with J.P. Morgan's on Park Avenue a few blocks away.

That gave J.P. Morgan access to everything from Bear's employee directory to its massive mortgage portfolio.

It took just two days in mid-March for the second-largest U.S. bank in stock-market value (behind Bank of America Corp.) to hammer out a takeover agreement for Bear Stearns. Now J.P. Morgan is moving with similar speed to complete the deal and absorb Bear.

The gargantuan effort involves hundreds of J.P. Morgan executives and bankers but is tricky because Bear's sudden collapse left almost no time for J.P. Morgan to perform due diligence, which takes weeks or months under normal circumstances.

"It's hard to do a merger in reverse," said Bill Winters, co-head of J.P. Morgan's investment bank, into which Bear is being integrated.

Because of Bear's shaky financial condition, J.P. Morgan can dive more deeply into the investment bank's operations than regulators usually allow before an acquisition is completed. With the fiber-optic cables installed, J.P. Morgan executives got unfettered access to Bear's profit-and-loss statements at the end of each day, although Bear employees can't peer into J.P. Morgan's books.

J.P. Morgan isn't allowed yet to make trading decisions for Bear because the two firms remain separate legal entities. But Bear's sales force already is distributing research from J.P. Morgan's stock analysts to Bear clients.

The bank also is being permitted to unload some of the risk taken on by Bear's trading businesses. Bank officials are aggressively unwinding some of those positions and expect to reduce the amount of Bear's risk-weighted assets to $150 billion by the end of June from $225 billion in March. Much of that is from Bear's mortgage-trading business, where risk-weighted assets will be slashed from $73 billion to $20 billion.

"We would not have done [the deal] if we didn't think it made sense, but we are bearing an awful lot of risk," J.P. Morgan Chairman and Chief Executive Officer James Dimon said this month. J.P. Morgan essentially assumed responsibility for Bear's operations when the acquisition

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agreement was struck, with the Federal Reserve backstopping the deal by funding a maximum of $29 billion in potential Bear losses on various types of securities.

The initial integration push is likely to be done within the next week, when the $1.5 billion takeover is due to close. But the meetings, paperwork and long nights will drag on for months as J.P. Morgan tries to make the most out of the businesses and employees at Bear that it wants to keep.

So far, J.P. Morgan estimates it will cost $9 billion to cover items such as severance, litigation, restructuring and losses sustained by Bear since mid-March.

J.P. Morgan has come a long way from the culture clash and paralyzed decision-making that plagued Chase Manhattan Corp.'s purchase of J.P. Morgan & Co. in 2000. The bank now is known for its laser-like focus on making its acquisitions pay off. Mr. Dimon and a team of longtime lieutenants have relentlessly slashed costs and combined disparate technology systems since the 2004 takeover of Bank One Corp. for $58 billion. That deal brought Mr. Dimon to J.P. Morgan.

While the purchase price this time is small, with Bear costing the equivalent of roughly one month of 2007 earnings at J.P. Morgan, there is little margin for error. Integration stumbles may trigger more defections by Bear customers, worsen the morale of Bear employees still reeling from the firm's abrupt demise and hurt Mr. Dimon's reputation as the rescuer of Wall Street.

Much of the integration is being led by Mr. Winters and Steve Black, the other investment bank co-head at J.P. Morgan. By the time the process is done, about half of Bear's nearly 14,000 employees may be laid off, people familiar with the situation say. So far, J.P. Morgan has offered jobs to 6,500 Bear employees.

J.P. Morgan executives refer to about 3,500 of those employees as "drag and drop," meaning they are part of Bear's prime brokerage and clearing businesses that J.P. Morgan intends to absorb in full. J.P. Morgan is eager to incorporate these businesses because it doesn't have them on its own.

The fate of another several hundred Bear workers, most in technology and operations, hasn't been decided yet. About 2,000 of the 180,000 employees at J.P. Morgan are likely to lose their jobs as part of the Bear purchase, because of overlap.

Among the few members of Bear's upper echelon expected to join J.P. Morgan is Alan "Ace" Greenberg, the firm's 80-year-old former chairman and still an active broker. Alan Schwartz, one of Wall Street's top media bankers and now Bear's CEO, may also wind up joining J.P. Morgan as a top rainmaker, or deal generator, people familiar with the situation say.

On a recent Wednesday at 5 p.m., about three dozen people streamed into a J.P. Morgan conference room for a weekly firmwide update on the integration. Thick packets detailed the status of every business, from interest-rate trading to emerging markets to investment banking. Color-coded boxes on each page indicated the progress so far: red for critical issues, amber for caution or green for smooth sailing. Most of the boxes were green.

"Our challenge is the spaghetti of systems. There is a lot of stuff still to be done for Day 1," said Carlos Hernandez, J.P. Morgan's head of global equities. Another executive noted that his unit

wouldn't be hiring many Bear employees but had helped some of them get jobs with J.P. Morgan clients. The group also got an update on a bent pipe that was causing flooding at Bear's headquarters.

Write to Robin Sidel at robin.sidel@wsj.com

Freddie Mac's Triad Split May Snag Start-Up Insurer

American Banker | Friday, May 23, 2008

By Harry Terris

Freddie Mac's decision to stop buying loans insured by Triad Guaranty Inc., pending an appeal, shows there is a limit to how much forbearance the government-sponsored enterprises are willing to give ailing mortgage insurers.

The move might also complicate Triad's negotiations with Lightyear Capital LLC, a private-equity firm, to create a new company that would assume much of Triad's staff and operations, leaving the insurer's portfolio to run off.

Triad, a Winston-Salem, N.C., company, said last week that it plans to appeal Freddie's decision to suspend its status "as an approved mortgage insurer" and that the appeal is due Thursday. It said the GSE is continuing to buy mortgages insured by Triad for now and that the decision "should not have any immediate adverse impact on Triad's ability to write new mortgage insurance."

James Brender, an analyst at Standard & Poor's Corp., said the potential loss of Freddie's business could make it harder for the proposed start-up to get off the ground quickly.

"There are a number of parties that are looking at starting [mortgage insurer]s, and ... one of Lightyear's advantages" was that "they were partnering with someone that allowed them to enter the market quicker," Mr. Brender said. "That advantage is now partially deteriorated," he said.

Mark Tonnesen, Triad's chief executive, said in an interview Friday, "The two issues — that is, the approval of the new company and the situation with Triad — are separate. Yet they're integrated. We will make sure that Freddie, Fannie, our regulators understand the separateness of the two initiatives as well as the way in which they're integrated. We think that the integration of the two is supportive of both, both in Triad's ability to help the new company be successful and the new company's ability to help Triad be successful."

"What's critical right now is that we have no cessation of business," he said, "that we continue to be approved mortgage insurers for both Fannie and Freddie."

Freddie would not elaborate on Triad's disclosure. Lightyear would not discuss the matter Friday. In an interview in early May after the negotiations with Triad were disclosed, David Glenn, a Lightyear partner, said, "We still have a very big interest in how that old book performs because our customers have an interest in that old book."

In February, Freddie said it was relaxing its requirements for mortgage insurers eligible to cover the loans it buys. The move came about two months before S&P downgraded three large mortgage insurers below AA-minus, historically viewed as the minimum rating level needed to operate freely.

In a conference call this month, Mr. Tonnesen explained the rationale for cutting the insurers slack: "Our customers are astute enough to understand that continuing to do business and write profitable business onto the Triad Guaranty books today is in their best interest because those profits will accumulate to pay future claims."

But the GSEs have kept open a range of options. Fannie Mae has said it is evaluating on a "case-by-case basis" whether to keep doing business with insurers that have been downgraded below AA and that it would consider canceling policies and replacing a downgraded insurer with another provider.

Mr. Brender said the company that the investor group led by Lightyear is contemplating starting up could rapidly capture new business volume by reinsuring Triad policies. But if Triad is unable to write business, "it will take time for the [new company] to get licensed in all the states, for the [new company] to go through the process with the ratings agencies, with Freddie Mac."

Triad's volume of new insurance policies has already fallen sharply. According to the newsletter *Inside Mortgage Finance*, its market share dropped 7.7 percentage points from a year earlier, to 2.7%, in the first quarter.

Mr. Brender said, "There's probably about five or six points of" loan-by-loan "market share up for grabs now that Triad's in runoff. Whether that's absorbed completely by the other players or" a new company will be "tough to say."

Ranieri Begins Fund to Buy Home Loans

Bloomberg News | Tuesday, May 27, 2008

Lewis Ranieri, the mortgage bond pioneer, is seeking $1 billion to buy residential mortgages.

His Selene Residential Mortgage Opportunity Fund LP raised $151 million from investors in New York, Ohio, and Pennsylvania as of April 15, according to a regulatory filing. Mr. Ranieri, 61, is among the fund's managing partners.

"Our plan is to raise $1 billion and buy delinquent mortgages that we will recast and refinance and try to keep the borrower in the house without a foreclosure," said David Creamer, a Selene managing partner and the former chairman of GMAC Commercial Mortgage Corp. (now Capmark Financial Group Inc.).

Mr. Ranieri helped turn Salomon Brothers Inc. (now a part of Citigroup Inc.) into Wall Street's most profitable firm in the 1980s by packaging mortgages into securities. He moved into the chief executive slot last week at Franklin Bank Corp. in Houston, succeeding Anthony Nocella, after an internal probe found accounting errors related to real-estate loans.

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New York Times—May 27, 2008

Contractors Are Kept Busy Maintaining Abandoned Homes

By VIKAS BAJAJ

JACKSONVILLE, Fla. — The house on East 24th Street was the worst of the six that David Law and Trey McCallister worked on the other day here. The front door had been kicked in so many times that the dead bolt was exposed and bent. Trash littered the front and back yards. A copper pipe was gone.

"Somebody has been trying to destroy this place," said Mr. McCallister, eyeing the door.

But the two men have seen far worse as they go from one deserted house to another in northern Florida, where the foreclosure crisis has struck particularly hard.

Mortgage companies hire contractors like these men to inspect and maintain houses that once-proud owners can no longer afford and no one else wants. These days, business is brisk.

These contractors and thousands like them see first hand the detritus of the subprime era: peeling paint, gutted interiors, family dogs left behind to starve, overgrown lawns infested with snakes.

In Florida, the crisis can seem overwhelming at times.

It can take months, even years, for some homes to wind through foreclosure in the backlogged local courts.

The longer a home sits vacant, the more vulnerable it becomes.

After a few months, the Florida weather starts to takes a toll. Mold and mildew creep. Algae chokes forsaken swimming pools. Sometimes vandals strike. And sometimes wiring or plumbing just give out.

The home on East 24th Street has been vacant for several years, said Gloria Roberts, a next-door neighbor.

Another home that Mr. McCallister and Mr. Law visited in the affluent Sawgrass golf community in the oceanside city of Ponte Vedra Beach was last occupied in December 2006, according to a neighbor there.

Local and state governments have become concerned about the upkeep of foreclosed homes, which can drag down real estate values in neighborhoods and provide havens for drug users and gangs. Over the last year, localities have stepped up code enforcement by levying fines on mortgage companies for the degradation of homes they are repossessing.

The problem of vacant homes is all the more striking when considered against predictions by economists that a couple of million more homes will enter foreclosure in the next two years, said Cheryl Lang, president of Integrated Mortgage Solutions, a company based in Houston that contracts with Mr. McCallister and Mr. Law on behalf of mortgage companies.

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"We still have two million more people that need to go through this process," she said. "That's like the entire town of Tampa going through foreclosure."

Nearly 3 percent of homes that were once occupied by their owners in the country were vacant in March. That is up from less than 2 percent three years ago and is the highest since the Census Bureau began publishing the number in 1956.

For people like Mr. McCallister and Mr. Law, the surge in foreclosure has been good for business. Tim Doehner, executive director of the National Association of Mortgage Field Services, a trade association based in Ohio, estimates that most of his members have doubled their revenue in the last year. Individual contractors can bill as much as $5,000 every two weeks, said Jimmy Lyons, one of the partners in the firm, Landwise Inspection Services of Lake City, Fla., that Mr. McCallister and Mr. Law work for.

But the rising price of diesel fuel, wood and other supplies cuts sharply into their earnings. Mr. Law said he often spent $140 a day filling his pickup truck, which tows a large trailer that carries a riding lawnmower and other supplies. The contractors cannot easily pass rising costs to lenders because they work under contracts or, in the case of some loans, at rates set by federal agencies.

Still, business is growing and drawing in newcomers.

Mr. Lyons, a former deputy sheriff, entered the home inspection business years ago but branched out into field service work for mortgage companies two years ago when a friend suggested the housing boom would soon give way to a housing bust.

Back then, "I just couldn't see it," Mr. Lyons, 56, said. "It fell exactly like he said it would."

After a quarter century in law enforcement, he still looks and plays the part of the easygoing rural county sheriff and is a reserve officer in Columbia County west of Jacksonville. At one home this month, he scrambled through an open window when the door was bolted while his younger colleagues looked on in amazement.

Mr. Law left a field sales job with the Kellogg Company, the cereal maker, to join Landwise, because he said he was tired of the corporate world. He said taking care of vacant houses could be grueling but also rewarding and allowed him to work by himself, which he said he enjoyed. He often works seven days a week because his employer is often flooded with orders.

"It occupies a lot of my time," he said and added with a laugh, "I don't have much of a life outside of this."

When he arrives at houses, Mr. Law reaches for his digital camera and starts snapping pictures to document his presence and problems that need attention. Mortgage companies require before and after photos to be sent to them electronically before paying for work done to the home.

If it is their first visit to a vacant home, the contractors change the locks on at least one door so the mortgage company can have access. They use locksmith's tools to gain entry to the house, though on some occasions they use open windows, as Mr. Lyons recently did. The contractors board up broken windows, cut the grass and record significant damage. Depending on the extent of the destruction, mortgage companies will commission the contractors to repair the home.

At the home on 24th Street, Mr. McCallister, 39, who had worked in the timber business until last year, wedged open the back door with pliers and Mr. Law installed a new lock. The interior of the house was mostly empty and musty. The outside was another story. A large tree branch shared the back yard with an empty propane tank, Styrofoam containers and food wrappers.

After surveying the trash and photographing it, Mr. Law and Mr. McCallister concluded they could not cut the grass without cleaning up the yard. They would have to ask the mortgage company whether it wanted them to remove the trash and how much it would pay for the work.

Contractors say the damage at vacant homes can be significant, though it is not always clear who the culprit is. It could be an angry homeowner upset about losing a home, but it also could be vandals and thieves scouring homes for copper plumbing, which they can sell. To limit losses, a few mortgage companies are making offers called "cash for keys" to delinquent borrowers if they leave their homes quickly and in good shape.

Two of the six homes the contractors visited in the Jacksonville area appeared to be pristine. The two also had for-sale signs from real estate agents, suggesting the borrowers were trying to sell but could not find a buyer before they had to leave.

For the contractors, foreclosures can strike close to home. Mr. Law recently inspected a home across the street from his residence and Mr. McCallister was sent to a home formerly occupied by a family whose daughter was friends with one of his three daughters.

"I was fortunate that everyone was gone," Mr. McCallister said, so he did not have to see his daughter's friend.

In most cases, the contractors do not interact with the homeowners, but sometimes the contractors are present during evictions that are conducted by county sheriffs. Mr. McCallister recalled the eviction of a 60-year-old man who had misread his eviction notice and thought he had one more week to leave.

"He fell down on the floor and started crying," Mr. McCallister said. "We gave him 24 hours and he had his stuff moved out and he found another place to live."

In their work, the contractors come across the everyday debris of human life, from old microwave ovens to couches and a child's cherry-red tricycle. Sometimes they discover abandoned pets. Mr. Law recently found three kittens that he took to a friend who is an animal lover.

Though homes were found for all three of the kittens, many other pets meet a worse fate. Ms. Lang of Integrated Mortgage Solutions has started a nonprofit group, No Paws Left Behind, to find homes for abandoned pets and to offer help with pets to homeowners in foreclosure. She said contractors working for her company had found abandoned animals from birds to horses.

While business may be good for firms like hers, Ms. Lang said it was difficult not to be disenchanted when the housing bust is seen from the street level, as many of her contractors do. Just a few years ago, policy makers and the mortgage industry were celebrating record home ownership rates in the country — a sign that the American dream was within reach for a large majority of the population.

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Speaking on the phone two days after Mr. Law and Mr. McCallister's visit to the home on 24th Street, she said the home's condition stuck with her.

"Somewhere along the line someone wrote that property off," she said. "There were birthdays celebrated there and anniversaries and there were lives that were lived there. And now the door is bolted shut."

New York Times--May 27, 2008

Auto Industry Feels the Pain of Tight Credit

By ERIC DASH

The auto industry is getting sideswiped by the housing crisis.

Auto lenders and banks, closing their wallets, have prevented hundreds of thousands of consumers from obtaining the financing for a car. Home equity loans, which had been used in at least one of every nine deals, when lenders were more generous, are no longer a source of easy money for many prospective buyers. And used-car prices have fallen nearly 6 percent as repossessed cars and gas-guzzling trucks and S.U.V.'s flood auction lots.

Those forces, on top of the softening economy, are putting enormous pressure on the American auto industry as it faces what may be its worst year in more than a decade. About 15 million vehicles are expected to be sold in 2008, down from 16.2 million last year, as sales reach the lowest levels since 1995, according to the marketing firm J. D. Power & Associates.

The impact on the broader American economy could be profound. Not only is the car a consumer's biggest purchase after the home, but the auto industry remains one of nation's most important economic engines. With less money available to bolster the industry's growth, the businesses that support it are also facing the prospect of a sharp slowdown.

"It is a bleak picture, and it all hinges on the availability of financing," said William Ryan, a financial analyst at Portales Partners who has followed the auto business for years. "The whole universe related to the auto industry is touched in some way — parts suppliers, manufacturers, salespeople, trucking people, the paint and metals industries. Even semiconductors."

Within the auto sector, problems stemming from the continuing tightening of credit have already started to spread. Auto lenders like Chase, Capital One and GMAC are finding it harder and more expensive to obtain money for loans. Profits also look dimmer as the lenders absorb losses from defaults and pull back from making new loans.

Car dealers and manufacturers will probably face months of weaker profits as they offer more incentives to sell new vehicles. Luxury car sales, which provide outsize profits for auto companies, are off 13 percent from last year, according to the Autodata research firm. And consumers, facing potentially higher mortgage payments and $4-a-gallon gas, are delaying purchases of midmarket cars.

"The housing crisis, defined with the credit crisis, has really knocked consumers back on their heels," said Michael J. Jackson, the chairman of AutoNation, the largest automobile retailer.

But the auto industry may not suffer the same severe downturn as the housing sector. One reason is that auto lenders have long issued loans expecting that vehicles, as collateral for the loans, start to lose value as soon as they are driven off the lot. In contrast, mortgage lenders during the housing boom believed that home prices would keep rising.

Still, the parallels are striking. Easy money and lax underwriting helped extend a boom for automakers from 2005 to early 2007. With Detroit pumping out new cars, consumers were encouraged to buy even though they might not have needed a new vehicle.

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Now, just as in the housing sector, the auto industry is suffering, too.

Borrowers are falling behind on their car payments at a rate faster than in other recent downturns. And losses are considerably worse. Auto lenders sustained losses on about 3.4 percent of their loans in the first quarter, a rate about 30 percent higher than in 2002, according to data from Moody's Economy.com. Even some of the most creditworthy borrowers are stressed.

Recently there have been a few small signs of improvement. But auto lenders have struggled to find investors willing to buy packages of new loans. Just as in the mortgage markets, a sterling credit rating — the bond insurer's seal of approval — is no longer trusted.

"It's a challenge, but it's not a crisis," said William F. Muir, president of GMAC, the financing arm of General Motors that is now operated as a joint venture.

As the pool of money available to auto lenders has dried up, they have cut back on making new loans. Since late last year, nearly every auto finance company has tightened its lending standards. They are forcing borrowers to put more money down. They are also demanding higher monthly payments and requiring stronger credit records and more stringent documentation.

Subprime auto lenders have been forced to pull back the most. AmeriCredit, a big subprime finance company, said it would issue about $3 billion in new auto loans this year, compared with $9.2 billion in 2007. That translates into around 340,000 fewer vehicles being financed this year. But lenders catering to less risky borrowers are also retrenching.

"Capital One is pulling back, Citi is pulling back, HSBC and Wells Fargo are pulling back," said Mr. Ryan, the analyst. So are the finance entities that serve the major automakers, like GMAC, Chrysler Financial and Ford Motor Credit. "What you are seeing at AmeriCredit is probably happening everywhere else, but probably to a lesser degree."

Many dealers say that buyers who would have been shoo-ins for a loan a year ago are now being turned away. Ken Somerville, business manager at Pedigo Chevrolet in Indianapolis, said the tougher standards were having a "significant impact" on his ability to help customers get financing and close a sale.

"Chances are, if we can't help them, they've already been somewhere else that couldn't either," he said.

Some of the biggest drops in car sales have been in areas where home prices have fallen most sharply. The housing boom created thousands of jobs, robust consumer confidence and strong demand for pickup trucks. Today, that has all vanished.

As home values have declined, millions of consumers have maxed out on home equity debt. In hot markets like California, nearly 30 percent of all consumers tapped into the value of their homes to help finance their new cars, according to CNW Marketing Research. In Florida, about 20 percent used home equity loans. New car sales in both states are down about 7 percent.

Those areas are also seeing surges in repossessed vehicles. Bill Glover, a veteran repo man in Fort Meyers, Fla., says he has recovered more than 100 cars a week since October, doubling his usual business. "I'm picking up 2008s already," he said.

In the past, Mr. Glover mostly took back cars from borrowers with sketchy credit who habitually fell behind on their car payments. But that circle has widened. "Lately what we're picking up is crew-cab pickup trucks," Mr. Glover said, "and anything having to do with construction."

The rise in recovered vehicles, along with tighter loan terms and weak demand from buyers, has put pressure on the used-car market too. In April, sale prices dropped 5.9 percent from a year earlier, with S.U.V.'s and pickup trucks plummeting even more, according to the Manheim Used Vehicle Value index, a widely followed measure that was not adjusted for seasonal differences. Prices had been rising for more than four years until last fall.

Analysts say there are few signs that this downward spiral will end soon. At the Midwest Auto Auction lot in the Detroit suburbs, there were plenty of deals one recent Friday morning.

Drivers shuttled more than 180 vehicles across the auction lot in two lines as the auctioneer, Ed Dunn, wearing an ivory cowboy hat from his perch above the floor, bellowed their make, model and year.

The first car up for sale was a 2007 Lincoln MKZ luxury sedan with leather seats, which had been repossessed by a local credit union. But there were no bids. So Mr. Dunn lowered the starting price again and again.

At long last, somebody bid $13,200 for the car. Sold? Sure. But at roughly $10,000 below its Kelley Blue Book value.

Nick Bunkley contributed reporting.

BNA—5/27/08

Financial Institutions

Education Department Commits to Buy Student Loans From Worried Lenders

The Bush administration has offered to come to the rescue of student lenders on the verge of exiting the market by committing to purchase loans from the lenders for the 2008-2009 academic year.

The offer, announced in a letter May 21 by Secretary of Education Margaret Spellings, also includes a facility for providing short-term liquidity to lenders lacking access to affordable capital due to disruptions in the credit markets.

"Currently, some lenders do not have access to funds at a cost that justifies originating new loans," the Education Department said in its announcement. "Our plan is designed to provide viability in the marketplace for those lenders who step up and make loans in this difficult environment."

The department said in addition, that it was committed to continue working with lenders "to explore ways to reengage capital markets; a strengthened lender-of-last-resort program to help insure students against shifting market forces; and increased Direct Loan capacity should it be needed to serve as an extra cushion for students."

Spellings, in her letter, said, "Over the past several months, I have worked closely with Secretary [Henry] Paulson and others in the Administration to closely monitor events in the federal student loan market and actively engage the student loan community on our mutual goal of ensuring continued access to federal student loans for students and families.

"At the same time, while offering these short-term solutions, we can also consider this a teachable moment that speaks to broader, long-term flaws in our complex and outdated financial system. This system has been crying out for reform for years, and especially in light of the ever-increasing cost higher education, students and families are counting on us to provide it," Spellings wrote.

Terms to Be Set

Final terms and conditions for the loan purchase program will be published in the *Federal Register*, the department said, along with the methodology for determining cost neutrality. "The Department will offer to purchase new loans from lenders participating in the Federal Family Education Loan Program at a price designed to ensure that lenders will be able to recoup their investments," the department said.

The department said it would also purchase participation interests in pools of loans made by lenders for the 2008-09 academic year. The department will hold these participation interests up to Sept. 30, 2009. These participation interests will be priced to yield the department the commercial paper rate plus 50 basis points.

If necessary, the department said it would provide federal advances to guaranty agencies so that they can make lender-of-last-resort loans to students who are otherwise unable to obtain conventional loans.

"Although our goal is to keep the use of the lender-of-last-resort program at an absolute minimum, the Department has taken the prudent steps necessary to ensure that the program can accommodate a larger volume of loans if needed," the department said.

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Washington Post—5/25/08

Loan Programs Will Leave Some Students Behind

By Jane Bryant Quinn
Sunday, May 25, 2008; F01

How bad is the student loan market, really? That depends on who you are.

Traditional, dependent students, with creditworthy families, should find enough money for school year 2008-09 without much trouble, although they will probably pay higher fees than they did last year.

Independent students with modest credit histories and no co-signer will have a harder time, especially if they are starting their freshman year.

Students attending for-profit career schools and some community colleges may have to scramble.

Parents with minor delinquencies will be allowed to borrow through the federal program, but those caught in the foreclosure trap will be shut out.

About 70 private and nonprofit lenders -- including one-third of the top 100 -- have quit offering government-insured loans through the Federal Family Education Loan Program, or FFEL. FFEL includes Stafford loans (for students) and PLUS loans (for parents). The lenders can't raise all the money they need to keep their programs going at a profit because of the turmoil in credit markets. A new federal program is stepping into the breach, but it won't help everyone.

About 1,990 lenders remain in the market, a few big but most of them small. College financial aid officers will expand the list of banks and other sources they work with. The aid office should be your first call when you are rounding up money. Schools need to find you a loan so that you can pay the tuition.

Still, some families who typically borrow through FFEL -- especially parent loans -- are going to be squeezed out, says Mark Kantrowitz of FinAid.org, a leading site for information on scholarships and loans.

The government also runs a Direct Loan Program. It lets parents and students borrow directly from the Education Department, bypassing the banks. About 1,100 schools already participate in Direct Loan. Because of the failures in the private market, about 350 have newly applied to join. If your school offers this option, all students can borrow the maximum allowed.

It's borrowers in the private, FFEL market who might face rejection. Here's who is at risk:

· Students with low credit scores -- lower than 650 or even 700 (out of a maximum 850). They probably have too much credit card debt or several missed payments. Last year, they could get a loan. Not this year.

· New borrowers. They stand last in line. Lenders with limited funds will first use the money to get current borrowers through school. If they graduate, they're more likely to repay their loans.

· Students at schools with high default rates -- typically, two-year for-profit colleges, online schools or community colleges serving lower-income people. The students may be smart and

ambitious but they will be tainted by the place where they have chosen to study. Two-year loans are also less profitable for the banks.

· Parents with "adverse credit histories." Federal low-interest plus loans require a credit check, even in the Direct Loan Program. They're allowed a few late payments but a foreclosure or bankruptcy will keep them out of the program for the next five years. That endangers the future education of children as young as 13.

Formerly, money was plentiful for student loans. Lenders bundled them into AAA-rated securities and sold them to investors. But the market has turned a cold shoulder to FFEL loans originated since Oct. 1, Kantrowitz says. The cost of funds is now running too high to make them profitable.

A new law lets the government buy FFEL student loans from the lenders that originated them. That will inject money into the market, to be used for creating additional loans.

The government said last week what it would pay FFEL lenders who want to participate. The program has to operate at no cost to taxpayers, which means that the offer is pretty low.

It might induce lenders with no other source of funds to keep making student loans while waiting for the financial markets to recover, says Harrison Wadsworth, special counsel to the Consumer Bankers Association. At the bigger banks, they're still running the numbers to see if the aid is enough to make their programs profitable.

The banks have yet another gripe. Effective last October, Congress raised the fees paid by private lenders to participate in FFEL and reduced government subsidies. The banks are using the credit squeeze to argue that they should get their subsidies back. On this point, Congress shouldn't budge. Big lenders didn't start leaving the program until the markets went bad. When they recover, the current level of subsidies will be enough.

What will students pay this year?

If their schools switched to direct loans, they will owe higher fees than FFEL lenders charged last year -- typically 2 percent. The upside is that interest rates on subsidized Stafford loans, for needy students, will drop to 6 percent on July 1, compared with 6.8 percent previously.

FFEL lenders that previously charged no upfront fees may be raising them to 2 percent.

Students who need to borrow more than FFEL turn to banks for "alternative" loans, where rates run up to 15 percent, depending on credit scores. There, the government won't help. You are on your own.

Jane Bryant Quinn, author of "Smart and Simple Financial Strategies for Busy People," is a Bloomberg News columnist. Alexis Leondis in New York contributed to this column.

Washington People

American Banker | Tuesday, May 27, 2008

By Joe Adler and Stacy Kaper

This Hits Home

Foreclosure is a complicated business. Just ask Rep. **Laura Richardson**, a first-term Democrat from Long Beach, Calif.

It's unclear just what happened but the local press reported that **Washington Mutual Inc.** was pursuing Rep. Richardson for as much as $578,384 in unpaid debt on a home in Sacramento, and that the house was sold by auction May 7 for $388,001.

The next day the House voted on housing-rescue legislation, but Rep. Richardson did not vote. The local press said she recused herself due to her personal housing problems.

But in a statement Wednesday, Rep. Richardson denied the recusal, and said she missed the vote to attend her father's funeral. She also denied Wamu had foreclosed on her.

"The residential property in Sacramento California is not in foreclosure and has not been seized by the bank," she said in a statement. "I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement — with no special provisions. I fully intend to fulfill all financial obligations of this property."

Surprise Question

Federal Reserve Board Gov. **Kevin Warsh** thought he would end on an easy note in the Q&A after a speech Wednesday. He was wrong.

Mr. Warsh called on **Karen Thomas**, the director of government relations at the **Independent Community Bankers of America**. Since she had sat at his table during the Exchequer Club luncheon, Mr. Warsh apparently thought their pleasantries had earned him a softball.

But Ms. Thomas zinged him by asking what the Fed is doing to prevent its examiners from going overboard and forcing community banks to cut back on lending.

Mr. Warsh quipped: "Karen and I had a really nice discussion over lunch about all sorts of things. ... For the final question I figured I would call on someone who might save me.

"That apparently didn't work as well as I would have liked," he said to laughter.

Mr. Warsh did answer the question, and arguably to Ms. Thomas' liking.

"We've been very focused on trying to make sure that credit is available," he said, noting that most community banks steered clear of the exotic products that examiners are targeting for extra scrutiny.

Supervisors' Slate

The **Conference of State Bank Supervisors** announced its 2008-2009 board and officers and installed them Wednesday. North Dakota Commissioner of Financial Institutions **Timothy J. Karsky** is the new chairman, taking over from **Jeffrey C. Vogel**, the Wyoming state banking commissioner.

North Carolina Commissioner of Banks **Joseph A. Smith Jr.** is chairman-elect, meaning he is in line to lead the group next year.

Thomas B. Gronstal, the Iowa superintendent of banking, was elected vice chairman and Louisiana Commissioner of Financial Institutions **John P. Ducrest** was installed as the board's secretary.

Massachusetts Commissioner of Banks **Steven L. Antonakes** retained his role as treasurer.

Other appointments included **Cordell G. Lawrence**, executive director of the Kentucky Office of Financial Institutions, as co-chair of CSBS' Bankers Advisory Board. The banker co-chairman is **Donald A. Pape**, the chairman of **Republic Bank and Trust** in Norman, Okla. Maryland Office of Financial Regulation Commissioner **Sarah Bloom Raskin** was elected chairman of the CSBS Legislative Committee.

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Richardson / Long Beach Press-Telegram
Date: Mon Jun 09 2008 20:34:54 EDT
Attachments:

Oh my.....how is she still in office?

From: Gaugl, Sara C.
Sent: Mon 06/09/2008 07:00 PM
To: Battaglia, Paul J.; Thorn, Ann; Cook, Don; Owen, Jan L.
Subject: Richardson / Long Beach Press-Telegram

FYI, below. The latest Richardson update.....

37th District Rep. Laura Richardson left car bills unpaid - Long Beach Press-Telegram

By Paul Eakins, Staff Writer

LONG BEACH - Car trouble takes on a new meaning when it comes to financially distressed Congresswoman Laura Richardson.

In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week.

The next day, Richardson began using a city-owned vehicle - putting almost 31,000 miles on it in about a year - and continued driving the car five days after she had left the council to serve in the state Assembly, city records show.

Richardson, 46, didn't return phone calls seeking comment this week.

These are just the newest revelations of Richardson's ongoing financial problems and instances of her unpaid debts.

Last month, it was reported that Richardson's Sacramento home, where she had lived during her brief Assembly stint before moving on to Congress, had fallen into foreclosure and been sold at auction. Further investigation revealed she had defaulted on that house and two others in Long Beach and San Pedro a total of eight times since 2004.

Meanwhile, Richardson was lending money to her campaigns as she embarked on an unprecedented

rise to power from council to Assembly to Congress in one year. On Tuesday, she won the Democratic nomination to serve her first full, two-year term in Congress, and she is unchallenged in the November general election.

Unpaid and abandoned

Richardson's car problems all started with a shimmy.

In October 2005, her 1999 four-door 740iL BMW had an odd vibration in the front, so she took it to Signal Hill Foreign Auto Service, according to Leo Labreche, the shop owner.

Mechanics there fixed the car and replaced some worn parts, but when Richardson picked up her vehicle, she said she didn't have the money to pay the $735 bill, Labreche said. Because Richardson was a council member, Labreche let her take the car, assuming that she was good for the money, he said.

"She had picked the car up and was going to come back and pay the bill, and she never did," Labreche said.

Labreche said he spent months leaving messages on Richardson's cell phone voice mail, then he got a collection agency involved, but still the bill went unpaid.

"I couldn't get through to her, and then when the collection agency couldn't do anything, I thought, 'There's nothing I'm going to be able to do,'" Labreche said.

But on Tuesday, after the Press-Telegram requested an interview with Richardson to discuss the 2 1/2-year-old unpaid bill, she went to the auto shop and paid Labreche, he said.

Similarly, Richardson last week paid off a $150 printing bill owed to a local company following published reports about the debt.

Richardson also settled a bill Tuesday with another mechanic, Alvin's Auto Body in Signal Hill, only this time she came out ahead, in a sense.

About one month after Richardson had taken her BMW to Labreche for work, she got into a car accident that tore up the front left corner of her car, leaving it undriveable.

She initially had it towed back to Labreche for repairs, even though she still owed him money. But Labreche doesn't do auto body work.

So the car was sent to Alvin's Auto Body, which received the BMW on Nov. 17, 2005, according to owner Bob Lillegard.

But Lillegard never heard from Richardson or her insurance company, he said.

"I'd call her office, and they'd say she was too busy," Lillegard said. "I couldn't get through to her."

The BMW's extensive damage would have cost about $9,000 to repair, Lillegard said, which he suggested might have been more than the car was worth. The "Kelley Blue Book" Web site says a 1999 740iL BMW with standard options and 100,000 miles has a retail value of about $15,000 today.

In December 2005, Lillegard filed for a mechanic's lien on Richardson's car to pay the towing, storage and administrative costs, he said. Lillegard said the lien was finalized in February 2006 and he sold the car to a junkyard, though a few days later - too late - Richardson sent him money to put toward the bill.

The junkyard bought the BMW for $3,500, so Lillegard took the $2,100 he said was owed him, and

when Richardson went to the body shop on Tuesday, he paid her the difference, he said.

A city ride

After the accident that led to Richardson abandoning her car, she apparently was without transportation.

So, on Nov. 18, one day after her BMW was towed to Lillegard's shop, she checked out a city-owned Toyota Prius to use for her council business, according to city Fleet Services Bureau records cited by city spokeswoman Meredith Reynolds.

Reynolds said that the Prius was issued to Richardson that day, and that it was returned more than a year later, a few days after Richardson had ended her council tenure.

In a letter acquired by the Press-Telegram from then-City Manager Jerry Miller to Richardson dated Dec. 5, 2006, Miller asks Richardson to return her city vehicle, identified as a Prius.

According to the letter, Richardson's last day as a council member was Dec. 3, 2006. She was sworn into the Assembly the following day.

City Fleet Services records show that Richardson turned in the car on Dec. 8, 2006, Reynolds said.

During the one year and almost three weeks that Richardson had the Prius, she drove it 30,920 miles, Reynolds said. That amounts to an average of more than 80 miles per day, or about 2,400 miles per month, for Richardson's part-time council job in a 50-square-mile city.

By comparison, the only other two council members who used city vehicles during part or all of the same time period averaged 900 miles per month in one case and less than 400 miles per month in the other, according to figures provided by Reynolds.

Council members can either use their own vehicles for council business and receive a monthly car allowance from the city, or they may use city vehicles. However, city policy doesn't allow city vehicles to be used for personal use.

Richardson has never been shy about using city cars.

In 2001 and 2002, she had the highest vehicle expenses of any council member, in part by putting nearly 7,000 personal miles on her car in 2002. At the time, she and other council members told the Press-Telegram that they hadn't been aware of the no-personal-use rule.

In 2003, Richardson had been using a gas-guzzling Ford Expedition owned by the city, but switched to a Toyota Solara to save money. She told the Press-Telegram then that she soon would stop using a city vehicle altogether and would switch to a monthly car allowance.

She scrapped that effort in 2005 when she left her BMW at the auto body shop and again got behind the wheel of a city car.

Sara Gaugl

Home Loans Public Relations

WaMu

1301 Second Avenue I WMC40 I Seattle WA 98101

206.500.2822 direct I 206.228 [illegible] cell

Proprietary and Confidential - Do Not Copy

sara.gaugl@wamu.net

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From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: RE: Congresswoman's Financial Report: This Won't Be Pretty.
Date: Thu Jun 12 2008 17:11:51 EDT
Attachments:

i was on a project for Steve all day and just picked up my messages.

Congresswoman left me a message that she has not been home for two weeks and she is going home this weekend and will be turning in her financials to me some time early next week.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 11:30 AM
To: Cook, Don; Battaglia, Paul J.; Thorn, Ann; Owen, Jan L.
Cc: Elias, Alan
Subject: Congresswoman's Financial Report: This Won't Be Pretty.

FYI, below. It appears that the House members' annual financial reports are scheduled to be released on Monday, which may include specific information about Ms. Richardson's home loan issues.

Just so you are aware, I communicated to Mary Ann that I couldn't discuss Ms. Richardson's loan situation (not foreclosure sale).

I'll let you know if I receive any media calls today.

Congresswoman's Financial Report: This Won't Be Pretty.

Mary Ann Akers And Paul Kane

12 June 2008

The Washington Post

We may learn more about Rep. Laura Richardson's (D-Calif.) home foreclosure problems Monday, when House members' annual financial reports are scheduled to be released.

Richardson filed her report on time rather than seeking an extension, her spokesman, William Marshall, tells On the Hill. But Marshall says he can "neither confirm nor deny" whether the disclosure report will reflect the full extent of the beleaguered congresswoman's financial woes, which include foreclosure on one home and loan defaults on two others.

Marshall declined to answer questions about how Richardson, who won a special election last August, wound up in such dire straits. She lost her Sacramento home to foreclosure after failing to make payments, at the same time that she reportedly owed Sacramento County some $9,000 in property taxes and defaulted on loans six times on two other California homes.

In the meantime, however, Richardson rose in one year from Long Beach councilwoman to state assemblywoman to a member of the U.S. Congress.

According to the Long Beach Press-Telegram, Richardson also failed to pay hundreds of dollars worth of car repairs to one mechanic, then ultimately abandoned the car at another auto body shop.

Yesterday, the story took a new twist. The Los Angeles Times reported that the home Richardson lost in foreclosure could be returned to her, because the lender, Washington Mutual <javascript:void(0);>, filed a letter of rescission of the foreclosure sale and asked the new owner for the keys back.

"They took the property back, and they didn't even send back the money," the new owner, real estate investor James York, told the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs," he said. "You don't have to be smart to understand what's happening."

Richardson isn't saying anything. Referring to the congresswoman's lender, her spokesman told us, "This is about Washington Mutual. <javascript:void(0);>" He urged us to call Washington Mutual <javascript:void(0);> for comment. But a Washington Mutual <javascript:void(0);> spokeswoman told us she couldn't comment on the foreclosure sale because Congresswoman Richardson "has not provided us with authorization to publicly discuss her loan."

The left-leaning watchdog group Citizens for Responsibility and Ethics in Washington calls Richardson a "deadbeat congresswoman."

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC401 Seattle WA 98101
206.500.2822 direct I 206.228 cell
sara.gaugl@wamu.net

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attachments without copying or disclosing the contents. Thank you.

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Communications regarding Richardson Loan
Date: Thu May 22 2008 16:39:50 EDT
Attachments:

Sara, need you to call the Congresswoman

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Richardson, Laura
Sent: Thursday, May 22, 2008 4:20 PM
To: Thorn, Ann
Cc: Woodcock, Wendy A.
Subject: Communications regarding Richardson Loan
Importance: High

Ann/Wendy,

Could you please forward ASAP your communications contact? Channel 9 and 2 (CBS) has shown up to film at the district office and we have received numerous calls from other affiliates; therefore a response is required.

Sincerely,

Laura Richardson

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: Congresswoman's Financial Report: This Won't Be Pretty.
Date: Thu Jun 12 2008 11:30:16 EDT
Attachments:

FYI, below. It appears that the House members' annual financial reports are scheduled to be released on Monday, which may include specific information about Ms. Richardson's home loan issues.

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sara.gaugl@wamu.net

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From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Richardson/CNN
Date: Wed May 28 2008 21:44:40 EDT
Attachments:

Paul, for your information.

From: Gaugl, Sara C.
Sent: Wednesday, May 28, 2008 6:42 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
Cc: Cook, Don; Adams, Carolyn; Owen, Jan L.; Elias, Alan
Subject: Richardson/CNN

All:
So you are aware, I just received a call from a producer with CNN re: Congresswoman Richardson's "debacle." Apparently, CNN's Campbell Brown plans to discuss the Congresswoman's situation during tomorrow's 8 p.m Eastern broadcast.

The producer said she's been tasked with cross-checking the accuracy of Ms. Richardson's statements with WaMu, at which point I informed her that we have not received consent from Ms. Richardson that would allow us to discuss her loan situation.

At that point, she informed me that CNN has talked with a forensic accountant. Based on his/her analysis of Ms. Richardson's financial situation, the accountant has "determined" that the Congresswoman probably shouldn't have qualified for the (WaMu) loan in the first place.

I'll keep you informed as I learn more. I expect to receive an update from CNN tomorrow.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC40 I Seattle WA 98101
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sara.gaugl@wamu.net

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CSOC.RICH.002723

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure
Date: Wed May 21 2008 17:17:00 EDT
Attachments:

Please see below. J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

-----Original Message-----
From: Kallner, Brad
Sent: Wednesday, May 21, 2008 2:16 PM
To: Gaugl, Sara C.
Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan; Siedzik, Tasha A.; Smith, Kimberly
Subject: RE: Research Needed: Congresswoman Richardson/Foreclosure

I have checked with Kim, we tried to work a modification, unfortunately she had a deficit monthly of over $2,100. We placed the original foreclosure sale date on hold for 30 days in April. The loan went to sale on 5/7/08, third party outbid.

Sara, please feel free to give Kim or I a call if you need to discuss.

Brad

-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 1:24 PM
To: Kallner, Brad
Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan
Subject: Research Needed: Congresswoman Richardson/Foreclosure
Importance: High

Brad -
Please see the article embedded below for more detail, but long story short, Congresswoman Laura Richardson appears to have defaulted on her WaMu loan (second home) and on March 19, a notice was filed with the county that her property would be sold at auction.

Congresswoman Richardson initially declined to comment, however, Jan Owen has learned from the Congresswoman that she plans to communicate to The Washington Post that she has established a repayment plan with WaMu.

Would you please look into Congresswoman Richardson's situation as soon as possible so that we understand the facts? Her loan number is

Many thanks,

Sara

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC401 Seattle WA 98101
206.500.2822 direct I 206.228 cell sara.gaugl@wamu.net

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-----Original Message-----
From: Owen, Jan L.
Sent: Wednesday, May 21, 2008 8:36 AM
To: Riley, Olivia; Gaugl, Sara C.; Gaspard, Scott; Watson, Alison
Subject: Fw: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Here we go. I am am in meeting and will call in a minute.

----- Original Message -----
From: Kevin Gould
To: FSIR Meeting Group
Sent: Wed May 21 08:01:35 2008
Subject: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Foreclosure tale shows that nobody is immune from crisis

By Anthony York (published Tuesday, May 20, 2008)

As the real estate market softened in 2007, the new owner of a three-bedroom, 1,600-square-foot house in Sacramento's Curtis Park neighborhood ran into trouble. The house that was purchased for $535,000 in January had lost equity. The owner fell behind in her payments, and eventually, the bank seized the home.

What makes this story different from the thousands like it is that the owner of this house was a member of Congress.

The story of the foreclosure of Long Beach Democrat Laura Richardson's Sacramento home is a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, and eventually walked away from it, leaving nearly $600,000

in unpaid loans and fees.

Richardson's decision to let the house slip into foreclosure was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

Richardson declined to comment for this story.

But tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment, even though the housing market was beginning to turn.

A March 19, 2008 notice of trustee's sale indicates that the unpaid balance of Richardson's loan, which is held by Washington Mutual, is more than $578,000 -$40,000 more than the original mortgage.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her Congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

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On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson has recused herself. She did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure.

Richardson also did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her Congressional campaign committee since declaring her Congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for the money Richardson loaned to her campaign.

According to documents at the Sacramento County Clerk's office , Richardson first received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, a notice was filed with the county that Richardson's property would be sold at auction. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

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JPMC-001090
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CSOC.RICH.002727

[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u578890>
Bcc:
Subject: Additional Richardson Coverage
Date: Mon Jun 02 2008 13:56:05 EDT
Attachments:

Jan -
As discussed on this morning's call, embedded below are links to articles that include comments made by both Mathews and Davis.

http://latimesblogs.latimes.com/laland/2008/06/richardsons-oth.html

http://latimesblogs.latimes.com/laland/2008/05/richardson-oppo.html

http://www.pressielegram.com/news/ci_9442767

http://www.sfgate.com/cgi-bin/article.cgi?f=/n/a/2008/05/31/politics/p105208D12.DTL&type=politics

Additionally, here are a few statements Congresswoman Richardson issued on Saturday rather than interviewing for the LA Times article:
* "As I noted in my statements earlier this week, due to multiple job changes, divorce, illness/death, and nine campaigns over the last ten years, these major life-changing moments have come at great personal expense and at challenging financial strain," Richardson said in a statement Saturday.
* "Instead of politicizing a personal housing crisis (two personal properties that are current and the third that is being challenged by my lender questioning the validity of its sale), I have been transparent with this matter and share with my constituents the anguish that the housing industry is in a severe crisis," Richardson said.
* (Other commentary) Richardson has acknowledged using her money to finance her campaigns and falling behind in mortgage payments. She claimed her Sacramento house was sold into foreclosure without her knowledge, contending she had renegotiated her loan to pay it off.

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From: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Strom, Erik E. </o=wamu/ou=sea/cn=recipients/cn=u226270>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>
Cc:
Bcc:
Subject: Coverage on Richardson Lawsuit
Date: Sat Jun 14 2008 17:22:52 EDT
Attachments:

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

<http://www.mercurynews.com/breakingnews/ci_9579869?nclick_check=1>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS Associated Press Writer
Article Launched: 06/13/2008 05:40:18 PM PDT

SACRAMENTO-A Sacramento investor who bought the foreclosed home of Rep. Laura Richardson has filed a lawsuit against the congresswoman and her bank for rescinding the sale.

James York claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to back out of the sale.

York, who operates Red Rock Mortgage Inc., bought the foreclosed home in an upper-middle class Sacramento neighborhood at auction in May for $388,000 after Richardson failed to make her mortgage payments.

In the lawsuit filed in Sacramento County Superior Court, York is seeking to have the house returned to him, as well as punitive damages and costs. He also claims the bank acted with malice after the legitimate sale of the house.

The Associated Press obtained a copy of his lawsuit on Friday, the day the defendants were served.

Richardson, a Democrat from Long Beach, previously told the AP that the house was sold without her knowledge and after the bank agreed to hold off on any action until at least June.

She bought the house in January 2007 for $535,000, a few months after she was elected to the state Assembly. She took out an adjustable-rate mortgage with an interest rate that could vary between 8.8 percent and 14 percent, according to documents filed with York's lawsuit.

Richardson's spokesman, William Marshall, said the congresswoman had not been notified of the lawsuit. He declined further comment.

In an interview Friday with the AP, York said he believes Washington Mutual's trustee rescinded the sale solely because Richardson is a member of Congress. He said the savings and loan would not have done that for an average person.

York said he tried to negotiate a settlement but was rebuffed.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," he said. "It's not a difficult case. It's a valid sale."

A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

Richardson, 46, was a member of the Long Beach City Council when she won the Assembly seat in November 2006, months before she bought the three-bedroom, 1 1/2-bath Sacramento home. She won the congressional seat the next year in a special election to replace the late Juanita Millender-McDonald.

Richardson has acknowledged turmoil in her life during the short time she went from the city council to the state Assembly to Congress. She said she used her own money to finance her campaigns and fell behind in mortgage and property tax payments.

A default notice sent in March put her unpaid balance on the 1,600-square-foot home at $578,384.

Richardson's financial troubles appear to run deeper, however. The Long Beach Press-Telegram has reported that Richardson has two other homes in San Pedro and Long Beach that have fallen into default six times. Five of the defaults, totaling nearly $71,000, occurred in the last 13 months.

The newspaper also reported that Richardson has a history of not paying other bills, including failure to pay for car repairs and campaign fliers.

The congresswoman told the AP she believed she had worked out a deal with Washington Mutual to renegotiate her loan on the Sacramento home and pay it off. She also said she intended to pay the nearly $9,000 in delinquent property taxes.

In the notice of recission filed as an exhibit in York's lawsuit, the trustee company acknowledges it "had previously agreed to postpone the foreclosure sale until June 4, 2008."

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He argues it would be unfair to give the house back to Richardson in better condition than she lost it. The amount of money he has spent on the repairs was not specified.

Richardson makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.

Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure. She has said she would like to testify before Congress as someone victimized by the nation's mortgage crisis.

York notes in his lawsuit that the house now has a cloud over it-making it more difficult to sell if it is eventually returned to him.

"If I had known it was this congresswoman's house, I probably never would have bought it," York said in the telephone interview.

Associated Press Writer Erica Werner in Washington, D.C., contributed to this report.

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

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By JULIET WILLIAMS - 18 hours ago

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The lawsuit was served to the defendants Friday.

Richardson's spokesman, William Marshall, said the congresswoman had not seen it and declined to comment. A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

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Sent: Fri 06/13/2008 10:13 AM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: Richardson liability report and comment to senior Democrat

<http://thehill.com/leading-the-news/richardson-mum-in-the-face-of-mounting-pressure-2008-06-13.html>

Richardson mum in the face of mounting pressure

By Jared Allen
Posted: 06/13/08 11:50 AM [ET]
Embattled Rep. Laura Richardson (D-Calif.) remained mum on Friday following more news about her personal housing crisis and a warning from House Speaker Nancy Pelosi (D-Calif.) to put her fiscal house back in order.

Richardson, who has dodged repeated calls for information regarding her multiple defaults on three home mortgages and her financial disclosure reports, failed to report a heavily indebted mortgage on her initial 2007 financial statement.

Official financial reports for House members will be released on Monday, and it remains to be seen if Richardson's official report will have been amended from the one she previously filed.

However, Pelosi issued a warning to Richardson on Thursday that she risks whatever repercussions may come from failing to disclose her assets and liabilities to the letter of the law.

"Every member of Congress is responsible for living up to the highest ethical standard, to having the fullest disclosure of his or her assets, as is required by law," Pelosi said at her weekly news conference. "And many people in our country are caught in a foreclosure crisis. Members of Congress maybe are as well."

After falling too far behind on mortgage payments on a home she purchased in Sacramento in January 2007, Richardson was forced to watch the home sold at auction last month.

In the aftermath, it was revealed that Richardson has defaulted on mortgages for three California homes since 1999.

According to records pulled from Los Angeles and Sacramento counties, Richardson has defaulted five separate times on her primary residence in Long Beach, a home she purchased in 1999 and refinanced in the summer of 2006 for a new $446,250 mortgage.

The prior summer, Richardson took out a loan from Wells Fargo, in the amount of $359,000, to purchase a second home in San Pedro.

After defaulting twice - in September 2007 and again in January - and owing $367,436 on an original loan of $359,000, Richardson received notice from her lender in April that her San Pedro home was going to be sold at auction. According to reports, that auction is scheduled for July 14.

But it is Richardson's Sacramento home that has garnered the most attention, and places her in the most immediate risk as a member of Congress who is bound by federal law to disclose certain assets and liabilities.

According to Richardson's 2007 financial disclosure statement - which she filed in February - she failed to report her Sacramento home mortgage as a liability even though she owed $40,000 more than she paid for the home, which was purchased in January of that year.

By the end of 2007 - which marks the end of the 2007 financial disclosure reporting period - Richardson had accumulated $575,000 in total debt after failing to make payments on her original $535,000 mortgage, according to Sacramento County records.

Financial disclosure laws require members of Congress to report home mortgages as liabilities if indebtedness exceeds the purchase prices of the item, and congressional ethics and finance experts have said that, on a plain reading of the law, Richardson was required to disclose such an indebted mortgage as a liability.

Under the section of the report for liabilities, Richardson simply lists, "N/A."

A senior House Democrat close to leadership on Thursday afternoon said he had spoken to Richardson about the matter and she had assured him that, with regard to her Sacramento home, the "bank screwed up."

On Wednesday the Los Angeles Times reported that James York, the real estate investor who bought Richardson's Sacramento home at a May 7 auction for $388,000, is now claiming that Richardson's lender, Washington Mutual, reclaimed the property on behalf of Richardson.
York had recorded the deed on May 19 and had begun renovations, the Times reported.

"They took the property back, and they didn't even send back the money," York was quoted in the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs."

Geri Ann S. Baptista - VP, WaMu Corporate Communications

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From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 2:15 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: RE: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Thanks for forwarding, Geri Ann.

Team, FYI below.

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Sent: Thursday, June 12, 2008 1:20 PM

To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults

By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."

Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.

But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.

"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.

Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.

Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.

Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.

Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.

Richardson's spokesman, William Marshall, had no immediate comment Thursday.

California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.

Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.

"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista, VP

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</o=wamu/ou=sea/cn=recipients/cn=u604980>; Potashnick, Barbara
A. </o=wamu/ou=sea/cn=recipients/cn=u972031>
Cc:
Bcc:
Subject: Coverage on Richardson Loan Terms
Date: Sat Jun 14 2008 19:30:26 EDT
Attachments:

FYI.

Richardson's loan was subprime - Press Telegram (Long Beach)

By Gene Maddaus, Staff Writer

Rep. Laura Richardson took out a subprime loan to buy her Sacramento house, suggesting she probably was a poor credit risk even before her recent string of loan defaults.

Richardson, D-Long Beach, has defaulted on all three of her homes, and lost the one in Sacramento in a foreclosure auction. She is now engaged in a legal battle with the new owner of the home, after her lender, Washington Mutual Bank, filed to rescind the sale.

James York, owner of Red Rock Mortgage Inc., filed a lawsuit on Thursday against Richardson and Washington Mutual, contesting the foreclosure rescission.

Included in the suit was Richardson's deed of trust, which contains the terms of her home loan. The no-money-down loan was issued for $535,000 in January 2007. It was adjustable after two years, with an introductory rate of 8.8 percent.

"That's a subprime loan," said Jon Nastro, a real estate broker in nearby Elk Grove. "Those are the ones we're taking back now."

Richardson previously declined to disclose her loan terms.

The average prime mortgage rate at the time was 6.22 percent, according to Freddie Mac.

Without further information, it is difficult to tell whether Richardson's subprime loan terms were the result of a poor credit history, lack of income documentation, or both.

Richardson was an assemblywoman at the time the loan was issued, with an annual salary of $113,000. She also collected $28,365 in per diem for living expenses in Sacramento during the nine months she served in the Legislature. She now earns $169,300 as a member of Congress and rents an apartment in Washington, D.C.

Before her election in 2006, Richardson earned $80,000 as a legislative director for Lt. Gov. Cruz Bustamante and $28,000 as a Long Beach city councilwoman, according to a congressional financial disclosure form.

Richardson also owns two homes in San Pedro and Long Beach. In 2006, she took out an equity loan against the Long Beach home to finance her run for the Legislature.

Richardson has defaulted at least eight times on the three properties since 2004 - six times in the last 14 months. She had also failed to pay smaller debts to a mechanic and a printing shop until reporters began inquiring about them.

Richardson's staffers were unavailable for comment on Friday.

From: Baptista, Geri Ann S.
Sent: Sat 06/14/2008 2:22 PM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Lawsuit

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

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By Jared Allen
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From: Baptista, Geri Ann S.
Sent: Thursday, June 12, 2008 1:20 PM
To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults

By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."

Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.

But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.

"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.

Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in

Southern California that have fallen into default six times.

Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.

Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.

Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.

Richardson's spokesman, William Marshall, had no immediate comment Thursday.

California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.

Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.

"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista, VP
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Attachment 12 - Attachment 12

From: System Administrator <.>
To: Carey.Brennan@.wamu.net
<carey.brennan@.wamu.net>
Cc:
Bcc:
Subject: Undeliverable: Re: Coverage on Richardson Lawsuit
Date: Sat Jun 14 2008 18:40:12 EDT
Attachments: EAS

Attachments:
Re: Coverage on Richardson Lawsuit (9774 Bytes)

Document ID: 0.7.1015.43535

Attachment Name: EAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\DON_COOK_578990\U578890.PST:00000000bec5857bdf4c76439548120173afcbf944672100:
::01003063e3ec82180025dd4fc8c53cb54930a79afa413ccb99881b676f1873da2ccf

Reason: : This file is empty (i.e., its length is zero bytes)

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Cook, Don
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</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Richardson Coverage: Wells Fargo
Date: Thu Jun 05 2008 19:26:18 EDT
Attachments:

FYI, below re: Wells Fargo loan.
<http://www.presstelegram.com/ci_9366009>
Richardson, D-Long Beach, was able to bring her payments up to date on the Long Beach home relatively quickly, but the San Pedro property lingered in the foreclosure process for almost eight months, and still has a pending auction date
County records indicate that the San Pedro home went into default in September 2007, at which point Richardson was behind on her payments by $12,410.71, and had made no payments since June.
A notice of trustee sale was issued on April 17, and an auction was scheduled for May 14 on the courthouse steps in Norwalk. The outstanding loan balance was $367,436, on an original 2005 loan of $359,000.
However, the auction was put on hold.
Richardson produced records from Wells Fargo Bank, which holds the note on her San Pedro home. That document, dated March 21, indicated that Richardson had qualified for a loan modification that would prevent the foreclosure from going forward.
Cal Western Reconveyance Corp., which was responsible for collecting the debt, confirmed that a hold had been placed on the auction, and the auction date had been postponed to July 14, pending a workout of the loan.
<http://thehill.com/leading-the-news/mortgage-non-disclosure-is-trouble-for-richardson-2008-06-02.html>
In September of that year, Richardson also let her San Pedro home slip into default when she fell $12,410 behind on her payments.
In January 2008 Richardson defaulted on the San Pedro home a second time, and in April - with Richardson owing $367,436 on an original loan of $359,000 - Wells Fargo Bank issued a notice of trustee sale of the home. Records indicate that the home is still scheduled to be sold at a July 14 auction.
Sara Gaugl
Home Loans Public Relations

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
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</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: LA Times Blog: Richardson
Date: Tue Jun 17 2008 20:52:24 EDT
Attachments:

This should be interesting....

<http://latimesblogs.latimes.com/laland/2008/06/ask-the-congres.html>

Ask the congresswoman: Your questions for U.S. Rep. Laura Richardson
I'm overdue for a session of "Ask the blogger," so here goes. Today, something completely different: Instead of your questions for me, I'd like to hear your questions for U.S. Rep. Laura Richardson, the triple-default Democrat from Long Beach.
I sent her office a list of questions in late May (you can see my questions by clicking at the bottom of this post) and haven't heard back, so I'm giving up and turning to you: submit your best (serious) questions for U.S. Rep. Laura Richardson, I'll sort through them and send them along to her congressional office. Fire away.

(Sent by e-mail on June 10 to Kimberly Parker, chief of staff to U.S. Rep. Laura Richardson)
Kimberly: I'm still interested in answers to the questions below, which I first submitted to the congresswoman's office on May 22:
Questions from Peter Viles at the Los Angeles Times:
What kind of mortgage did the congresswoman take on the Sacramento home? (Adjustable Rate Mortgage, Option ARM, 30-year-fixed, etc.)
What was the amount of the loan and the interest rate?
Who was the original lender?
Did she take out one loan or more than one loan?
Did she make a down payment? If so, how much?
A published report quotes the seller of the house saying that Ms. Richardson received $15,000 from the seller for closing costs. Is this accurate?
What were her monthly payments on the mortgage?
How many payments did she make on the mortgage?
When did she begin missing payments on the mortgage, and why?
When and how did she contact the lender to discuss a loan modification?
Did she contact the lender herself, or did a member of her staff contact the lender?
Documents indicate the amount she owed on the loan was eventually greater then the initial value of the loan itself. Can you explain why the amount she owed increased?
When did she and the lender agree to a loan modification? And what is the exact nature of the loan modification? What is the new interest rate, the new principal amount, and the new monthly payment?
How many payments has the congresswoman made on the loan modification?
Thanks.
Peter Viles

Sara Gaugl
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[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: RE: Richardson Disclosure
Date: Mon Jun 16 2008 17:04:13 EDT
Attachments:

So, do we think having our calls again are in order? I can set them up- let me know. Thanks, Jan

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

From: Baptista, Geri Ann S.
Sent: Monday, June 16, 2008 1:56 PM
To: Strom, Erik E.; Owen, Jan L.
Cc: Gaugl, Sara C.
Subject: Richardson Disclosure
Sensitivity: Confidential

June 16, 2008, 3:34 pm

Disclosure Offers No Insight on Lawmaker's Home Woes

Sarah Lueck reports on Congress.

Trackback URL: <http://blogs.wsj.com/washwire/2008/06/16/disclosure-offers-no-insight-on-lawmakers-home-woes/trackback/>

House members' annual financial-disclosure forms were released Monday, but the one submitted by California Democratic Rep. Laura Richardson provided no information about her recent mortgage woes.

Multiple accounts have been reported recently <http://www.latimes.com/news/local/politics/cal/la-me-richardson11-2008jun11,0,3078049.story> on Richardson's financial troubles, which includes a foreclosure on one of her California homes and defaults on two others.

On the section labeled "Liabilities," Richardson's form says only "N/A." There's no mention of the balance of $578,384 that Richardson reportedly owes on a Sacramento home she purchased in January 2007. It recently was sold at auction to a mortgage lender for $388,000, according to the Associated Press.

Members of Congress are not required to report mortgages on their residences, unless the property is the source of rental or investment income. They are, however, required to disclose a mortgage debt or other type of loan when it exceeds the purchase price of the item.

Richardson's form is dated May 19 and covers calendar year 2007. She is among dozens of lawmakers who requested extra time to file information on their assets, debts, travel and income-possibly a sign that more details are on the way. Her new deadline is Monday, June 16. A spokesman didn't immediately return calls for comment.

Richardson told the AP in a May interview that her financial trouble was partly the result of using her own money for her recent run for her House seat. She said she renegotiated her loan and will pay it off, along with nearly $9,000 in delinquent property taxes. "I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

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From: Gaugl, Sara C.
Sent: Saturday, June 14, 2008 4:30 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Loan Terms
Sensitivity: Confidential

FYI.

Richardson's loan was subprime - Press Telegram (Long Beach)

By Gene Maddaus, Staff Writer

Rep. Laura Richardson took out a subprime loan to buy her Sacramento house, suggesting she probably was a poor credit risk even before her recent string of loan defaults.

Richardson, D-Long Beach, has defaulted on all three of her homes, and lost the one in Sacramento in a foreclosure auction. She is now engaged in a legal battle with the new owner of the home, after her lender, Washington Mutual Bank, filed to rescind the sale.

James York, owner of Red Rock Mortgage Inc., filed a lawsuit on Thursday against Richardson and Washington Mutual, contesting the foreclosure rescission.

Included in the suit was Richardson's deed of trust, which contains the terms of her home loan. The no-money-down loan was issued for $535,000 in January 2007. It was adjustable after two years, with an introductory rate of 8.8 percent.

"That's a subprime loan," said Jon Nastro, a real estate broker in nearby Elk Grove. "Those are the ones we're taking back now."

Richardson previously declined to disclose her loan terms.

The average prime mortgage rate at the time was 6.22 percent, according to Freddie Mac.

Without further information, it is difficult to tell whether Richardson's subprime loan terms were the result of a poor credit history, lack of income documentation, or both.

Richardson was an assemblywoman at the time the loan was issued, with an annual salary of $113,000. She also collected $28,365 in per diem for living expenses in Sacramento during the nine months she served in the Legislature. She now earns $169,300 as a member of Congress and rents an apartment in Washington, D.C.

Before her election in 2006, Richardson earned $80,000 as a legislative director for Lt. Gov. Cruz Bustamante and $28,000 as a Long Beach city councilwoman, according to a congressional financial disclosure form.

Richardson also owns two homes in San Pedro and Long Beach. In 2006, she took out an equity loan

against the Long Beach home to finance her run for the Legislature.

Richardson has defaulted at least eight times on the three properties since 2004 - six times in the last 14 months. She had also failed to pay smaller debts to a mechanic and a printing shop until reporters began inquiring about them.

Richardson's staffers were unavailable for comment on Friday.

From: Baptista, Geri Ann S.
Sent: Sat 06/14/2008 2:22 PM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Lawsuit

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

<http://www.mercurynews.com/breakingnews/ci_9579869?nclick_check=1>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS Associated Press Writer

Article Launched: 06/13/2008 05:40:18 PM PDT

SACRAMENTO-A Sacramento investor who bought the foreclosed home of Rep. Laura Richardson has filed a lawsuit against the congresswoman and her bank for rescinding the sale.

James York claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to back out of the sale.

York, who operates Red Rock Mortgage Inc., bought the foreclosed home in an upper-middle class Sacramento neighborhood at auction in May for $388,000 after Richardson failed to make her mortgage payments.

In the lawsuit filed in Sacramento County Superior Court, York is seeking to have the house returned to him, as well as punitive damages and costs. He also claims the bank acted with malice after the legitimate sale of the house.

The Associated Press obtained a copy of his lawsuit on Friday, the day the defendants were served.

Richardson, a Democrat from Long Beach, previously told the AP that the house was sold without her knowledge and after the bank agreed to hold off on any action until at least June.

She bought the house in January 2007 for $535,000, a few months after she was elected to the state Assembly. She took out an adjustable-rate mortgage with an interest rate that could vary between 8.8 percent and 14 percent, according to documents filed with York's lawsuit.

Richardson's spokesman, William Marshall, said the congresswoman had not been notified of the lawsuit. He declined further comment.

In an interview Friday with the AP, York said he believes Washington Mutual's trustee rescinded the sale solely because Richardson is a member of Congress. He said the savings and loan would not have done that for an average person.

York said he tried to negotiate a settlement but was rebuffed.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," he said. "It's not a difficult case. It's a valid sale."

A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

Richardson, 46, was a member of the Long Beach City Council when she won the Assembly seat in November 2006, months before she bought the three-bedroom, 1 1/2-bath Sacramento home. She won the congressional seat the next year in a special election to replace the late Juanita Millender-McDonald.

Richardson has acknowledged turmoil in her life during the short time she went from the city council to the state Assembly to Congress. She said she used her own money to finance her campaigns and fell behind in mortgage and property tax payments.

A default notice sent in March put her unpaid balance on the 1,600-square-foot home at $578,384.

Richardson's financial troubles appear to run deeper, however. The Long Beach Press-Telegram has reported that Richardson has two other homes in San Pedro and Long Beach that have fallen into default six times. Five of the defaults, totaling nearly $71,000, occurred in the last 13 months.

The newspaper also reported that Richardson has a history of not paying other bills, including failure to pay for car repairs and campaign fliers.

The congresswoman told the AP she believed she had worked out a deal with Washington Mutual to renegotiate her loan on the Sacramento home and pay it off. She also said she intended to pay the nearly $9,000 in delinquent property taxes.

In the notice of recission filed as an exhibit in York's lawsuit, the trustee company acknowledges it "had previously agreed to postpone the foreclosure sale until June 4, 2008."

Meanwhile, York said in the lawsuit that he has already started making repairs to the house, including painting, restoring the floors, landscaping and general clean-up that have "significantly increased its value."

He argues it would be unfair to give the house back to Richardson in better condition than she lost it. The amount of money he has spent on the repairs was not specified.

Richardson makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.

Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure. She has said she would like to testify before Congress as someone victimized by the nation's mortgage crisis.

York notes in his lawsuit that the house now has a cloud over it-making it more difficult to sell if it is eventually returned to him.

"If I had known it was this congresswoman's house, I probably never would have bought it," York said in the telephone interview.

Associated Press Writer Erica Werner in Washington, D.C., contributed to this report.

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

--- <http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS - 18 hours ago

SACRAMENTO, Calif. (AP) - An investor who bought a congresswoman's foreclosed home filed a lawsuit against the legislator and her bank for rescinding the sale.

James York had purchased the home at auction in May for $388,000 after Rep. Laura Richardson failed to make her mortgage payments. He claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to later back out of the sale.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," York said. "It's not a difficult case. It's a valid sale."

His lawsuit in Sacramento County Superior Court seeks to have the house returned to him, as well as punitive damages and costs.

Richardson, a Democrat from Long Beach, bought the house in January 2007 for $535,000. She previously told The Associated Press that it was sold without her knowledge and after the bank agreed to delay action.

The lawsuit was served to the defendants Friday.

Richardson's spokesman, William Marshall, said the congresswoman had not seen it and declined to comment. A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

From: Baptista, Geri Ann S.
Sent: Fri 06/13/2008 10:13 AM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: Richardson liability report and comment to senior Democrat

<http://thehill.com/leading-the-news/richardson-mum-in-the-face-of-mounting-pressure-2008-06-13.

html>

Richardson mum in the face of mounting pressure

By Jared Allen
Posted: 06/13/08 11:50 AM [ET]
Embattled Rep. Laura Richardson (D-Calif.) remained mum on Friday following more news about her personal housing crisis and a warning from House Speaker Nancy Pelosi (D-Calif.) to put her fiscal house back in order.

Richardson, who has dodged repeated calls for information regarding her multiple defaults on three home mortgages and her financial disclosure reports, failed to report a heavily indebted mortgage on her initial 2007 financial statement.

Official financial reports for House members will be released on Monday, and it remains to be seen if Richardson's official report will have been amended from the one she previously filed.

However, Pelosi issued a warning to Richardson on Thursday that she risks whatever repercussions may come from failing to disclose her assets and liabilities to the letter of the law.

"Every member of Congress is responsible for living up to the highest ethical standard, to having the fullest disclosure of his or her assets, as is required by law," Pelosi said at her weekly news conference. "And many people in our country are caught in a foreclosure crisis. Members of Congress maybe are as well."

After falling too far behind on mortgage payments on a home she purchased in Sacramento in January 2007, Richardson was forced to watch the home sold at auction last month.

In the aftermath, it was revealed that Richardson has defaulted on mortgages for three California homes since 1999.

According to records pulled from Los Angeles and Sacramento counties, Richardson has defaulted five separate times on her primary residence in Long Beach, a home she purchased in 1999 and refinanced in the summer of 2006 for a new $446,250 mortgage.

The prior summer, Richardson took out a loan from Wells Fargo, in the amount of $359,000, to purchase a second home in San Pedro.

After defaulting twice - in September 2007 and again in January - and owing $367,436 on an original loan of $359,000, Richardson received notice from her lender in April that her San Pedro home was going to be sold at auction. According to reports, that auction is scheduled for July 14.

But it is Richardson's Sacramento home that has garnered the most attention, and places her in the most immediate risk as a member of Congress who is bound by federal law to disclose certain assets and liabilities.

According to Richardson's 2007 financial disclosure statement - which she filed in February - she failed to report her Sacramento home mortgage as a liability even though she owed $40,000 more than she paid for the home, which was purchased in January of that year.

By the end of 2007 - which marks the end of the 2007 financial disclosure reporting period - Richardson had accumulated $575,000 in total debt after failing to make payments on her original $535,000 mortgage, according to Sacramento County records.

Financial disclosure laws require members of Congress to report home mortgages as liabilities if indebtedness exceeds the purchase prices of the item, and congressional ethics and finance experts

have said that, on a plain reading of the law, Richardson was required to disclose such an indebted mortgage as a liability.

Under the section of the report for liabilities, Richardson simply lists, "N/A."

A senior House Democrat close to leadership on Thursday afternoon said he had spoken to Richardson about the matter and she had assured him that, with regard to her Sacramento home, the "bank screwed up."

On Wednesday the Los Angeles Times reported that James York, the real estate investor who bought Richardson's Sacramento home at a May 7 auction for $388,000, is now claiming that Richardson's lender, Washington Mutual, reclaimed the property on behalf of Richardson.
York had recorded the deed on May 19 and had begun renovations, the Times reported.

"They took the property back, and they didn't even send back the money," York was quoted in the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs."

Geri Ann S. Baptista - VP, WaMu Corporate Communications

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To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: RE: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Thanks for forwarding, Geri Ann.

Team, FYI below.

Sara Gaugl

Home Loans Public Relations

WaMu

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Subject: Pelosi comments on Laura Richardson defaults
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Pelosi comments on Laura Richardson defaults

By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."

Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.

But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.

"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.

Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.

Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.

Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.

Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.

Richardson's spokesman, William Marshall, had no immediate comment Thursday.

California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.

Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.

"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista, VP

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To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Richardson
Date: Wed Jun 18 2008 10:40:13 EDT
Attachments:

agree

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Battaglia, Paul J.
Sent: Wednesday, June 18, 2008 10:33 AM
To: Thorn, Ann; Cook, Don; Gaugl, Sara C.; Owen, Jan L.
Subject: Richardson

Thanks Ann. As she has indicated she will get her information in by Friday, I see no reason to respond to Ms. Richardson's additional emails.

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Thorn, Ann
Sent: Wednesday, June 18, 2008 7:30 AM
To: Battaglia, Paul J.; Cook, Don; Gaugl, Sara C.; Owen, Jan L.
Subject: FW: Loss Mit

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [mailto:laurarichardson55assembly@yahoo.com]
Sent: Wednesday, June 18, 2008 10:28 AM
To: Thorn, Ann
Subject: Re: Loss Mit

FYI---

My notice of delay AND NO REFERENCE TO TIME DEADLINES.

Laura Richardson

----- Original Message ----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: Laura Richardson <laurarichardson55assembly@yahoo.com>
Sent: Thursday, June 12, 2008 1:05:34 PM
Subject: RE: Loss Mit

Thanks, I will let them both know.

Julie

Julie Mathis, VP

Department Manager

Homeownership Preservation

Washington Mutual

904 886-1305

904 886-1325 fax

From: Laura Richardson
Sent: Thursday, June 12, 2008 10:20 AM
To: Mathis, Julie A.
Subject: Re: Loss Mit

Please advise Ann Thorne that I will work on this during the weekend. I apologize for the delay I did not recognize your email / name. I was looking for something from Ann or Ms. Woodcock, so I missed it.

I will be in touch.

Laura

----- Original Message ----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: laurarichardson
Cc: "Thorn, Ann" <ann.thorn@wamu.net>; "Woodcock, Wendy A." <wendy.woodcock@wamu.net>
Sent: Friday, June 6, 2008 12:10:05 PM
Subject: Loss Mit

<<Borrower Assistance Form 5.08.pdf>>

Thank you,

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation
Washington Mutual
904 886-1305
904 886-1325 fax

[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>, Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Cc:
Bcc:
Subject: Richardson / Long Beach Press-Telegram
Date: Tue Jun 10 2008 10:42:16 EDT
Attachments:

Good morning,
Embedded below is the article we were expecting from Gene Maddaus. York claims that we've given Ms. Richardson preferential treatment and as reported in the article, plans to file a lawsuit against Richardson and WaMu by the end of the week.

Broker alleges loan favoritism - Press- Telegram (Long Beach)

By Gene Maddaus Staff Writer

June 9, 2008

The real estate broker who bought Rep. Laura Richardson's house at a foreclosure sale last month is accusing her of receiving preferential treatment because her lender has issued a notice to rescind the sale.

James York, owner of Red Rock Mortgage, said he would file a lawsuit against Richardson and her lender, Washington Mutual, by the end of the week, and has every intention of keeping the house.

"I'm just amazed they've done this," York said. "They never would have done this for anybody else."

York bought the Sacramento home at a foreclosure auction on May 7 for $388,000.

Richardson had not been making payments on the property for nearly a year, and had also gone into default on her two other houses in Long Beach and San Pedro.

Richardson, D-Long Beach, has said that the auction should never have been held, because she had worked out a loan modification agreement with her lender beforehand and had begun making payments.

Richardson left nearly $9,000 in unpaid property taxes on the home, which she bought in January 2007 for $535,000, shortly after being elected to the Assembly.

Washington Mutual has declined to comment on the specifics of Richardson's case, because she has not waived her privacy rights.

In a statement, spokeswoman Sara Gaugl said the company is "committed to treating all of our customers with the same level of consideration and fairness."

Washington Mutual filed a notice of rescission of the foreclosure sale on June 2.

That puts the bank squarely at odds with York, who has already put money into cleaning up the house and preparing it for resale.

"They owe me the property," York said. "The sale was a good sale."

York said an ordinary person would be unlikely to get the kind of consideration that Richardson has received from her bank.

"They wouldn't even get a phone call back," he said. "They would laugh at somebody who would call and say, 'We had some kind of agreement.' They wouldn't give you 10 cents worth of time."

Leo Nordine, a Hermosa Beach real estate broker who specializes in foreclosed homes, agreed that the rescission was out of the ordinary.

"It's extremely unusual," he said.

"Unless (the borrower) filed bankruptcy beforehand, they'd never do it."

Richardson's staff did not return a call on Monday.

Dustin Hobbs, a spokesman for the California Mortgage Bankers Association, said that while foreclosure rescissions are rarely publicized, they are becoming more common as the rate of foreclosures increases.

"Generally it is going to result in a legal battle," he said.

"Basically you're saying, `We're willing to fight for our borrower.'"

Hobbs said a lender would be unlikely to go to bat for a borrower who has shown no ability to make future payments.

But if the foreclosure was the result of a temporary hardship or a paperwork mix-up, the lender has every incentive to restore the loan.

"Lenders are concerned about keeping borrowers in homes no matter who they are," he said.

Sara Gaugl

Home Loans Public Relations

WaMu

1301 Second Avenue I WMC40 I Seattle WA 98101

206.500.2822 direct I 206.228 cell

sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Adams-McElveen, Dena M.
</o=wamu/ou=sea/cn=recipients/cn=u141149>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Cc: Leviner, Cheryl H.
</o=wamu/ou=sea/cn=recipients/cn=u604153>
Bcc:
Subject: RE: URGENT - Richardson
Date: Mon Feb 09 2009 07:51:25 EST
Attachments:

The tax line was updated to the higher amount after the modification was completed. Neither Escrow Analysis nor Loss Mit had anyway of knowing this increase was going to take place. The modification and the subsequent analysis was based on the amounts the Tax Dept. had loaded on the line at the time of the modification.

Dena Adams-McElveen
LS Section Manager II
Escrow Analysis & FHA Insurance
WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business
843-673-3142 Fax

-----Original Message-----
From: Thorn, Ann
Sent: Friday, February 06, 2009 5:25 PM
To: Adams-McElveen, Dena M.; Mathis, Julie A.
Cc: Leviner, Cheryl H.
Subject: Re: URGENT - Richardson

I am still not getting why this was not recognized during the mod process....
We are still telling her she has a $500 increase

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Adams-McElveen, Dena M.
To: Mathis, Julie A.
Cc: Thorn, Ann; Leviner, Cheryl H.
Sent: Fri Feb 06 13:54:27 2009
Subject: RE: URGENT - Richardson

The escrow account is correct. When the modification occurred, the amount on the tax lines were

$508.41. The account was analyzed with this information on 9/22/08 effective 10/08. (All appeared correct. Escrow funding had the over/short at $0.00; which is expected on modifications.) The monthly escrow payment was $84.74. The total payment was $4352.32.

When the taxes were paid in 11/08, the line was updated to the billed amount of $2930.67. (I believe this is an automated process within the Tax Dept.) This disbursement created a large escrow shortage; which triggered an off cycle analysis. The analysis was performed on 11/20/08 effective 1/09. The monthly escrow payment increased from $84.74 to $488.45; in addition, there was an escrow shortage of $4440.81 being collected at $370.07 per month. The total payment increased from $4352.32 to $5126.10.

On 2/2/09, I was contacted by ECC and asked to make an exception for the homeowner and accept the old payment amount ($4352.32) for 1/09-2/09 and to run a new analysis with a 36 month escrow shortage spread effective for 3/09. I adjusted the payment on PCH1 to the old amount for 1/09-2/09.

On 2/3/09, I ran the new analysis with the effective date of 3/09 and a 36 month escrow shortage spread. The new payment amount is now $4885.19 beginning 3/09.

Please let me know if you need any additional information.

Thank you,

Dena Adams-McElveen
LS Section Manager II
Escrow Analysis & FHA Insurance
WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business
843-673-3142 Fax

-----Original Message-----
From: Mathis, Julie A.
Sent: Friday, February 06, 2009 4:15 PM
To: Adams-McElveen, Dena M.
Cc: Thorn, Ann
Subject: URGENT - Richardson
Importance: High

Dena,

Can you please help us with the issue below on this loan? We just modified the loan and it appears we did not collect enough escrow funding nor is the monthly escrow payment correct.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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-----Original Message-----
From: Waelde, Sean D.
Sent: Friday, February 06, 2009 4:06 PM
To: Mathis, Julie A.
Cc: Thorn, Ann
Subject: RE: Richardson 0729942433

Why yes I do....Dena Adams-McElveen.

Sean D. Waelde
Default ERT Section Manager II
CARE Team Default Executive Response

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
Tel: 904-462-1821 Fax: 866-271-7346

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-----Original Message-----
From: Mathis, Julie A.
Sent: Friday, February 06, 2009 4:04 PM
To: Waelde, Sean D.
Cc: Thorn, Ann
Subject: FW: Richardson
Importance: High

Sean, this the loan I discussed with you last nite, do you have a contact in escrow?

Thanks!

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation

Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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-----Original Message-----
From: Thomas, Michelle M.
Sent: Friday, February 06, 2009 3:57 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Mathis, Julie A.; Pound, Robert A.
Subject: RE: Richardson

I can't determine if we are collecting the correct amount of escrow. This has to be done in the escrow department. I can confirm that the tax amounts on the lines are correct. Unfortunately, I don't have a contact in the escrow department for you.

Michelle M. Thomas
Real Estate Tax Associate, Sr.
Wamu, now backed by the strength of JP Morgan Chase 1-800-353-3860 ext. 4726 michelle.m.thomas@wamu.net -----Original Message-----
From: Thorn, Ann
Sent: Friday, February 06, 2009 3:36 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.
Subject: RE: Richardson

Did we get resolution? This is a Congresswoman that we need to get some information to so she can make her payment for Jan. and Feb.

Please advise

Thanks

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

-----Original Message-----
From: Rogers, Savannah L.
Sent: Friday, February 06, 2009 9:47 AM
To: Thomas, Michelle M.

Cc: Mathis, Julie A.; Thom, Ann
Subject: Richardson
Importance: High

Hi Michelle,

You helped with researching this escrowed property tax bill in July 2008 and since then we have a portion of the tax bill (which I have attached from NETRonline.com). I noticed on TAX2 we last paid $2,930.67 and the second portion is $2,930.67 which is due 3/09. This appears on ANA1 making the new escrow payment effective 3/09 $488.45 and total payment will be $4,885.19 (PCH2/hpmt).

Would you mind researching to make sure we have escrowed the right amount to cover this mortgagor's taxes? The mortgagor has received notification that her escrow is too low to cover her taxes.

Thank you,

Savannah Rogers
Negotiator-Prime
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way
Jacksonville, FL 32256

866.926.8937 x17577, 469.549.5978 fax
savannah.rogers@wamu.net

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-----Original Message-----
From: Mathis, Julie A.
Sent: Thursday, February 05, 2009 5:38 PM
To: Rogers, Savannah L.
Cc: Thom, Ann
Subject: FW: Emailing: Richardson Workbook v10 04 07 08.xls
Importance: High

Savannah,

Please review - the mortgagor's escrow payment is much too low to pay her taxes and she has already received notice of such. Please review and let Ann and I know asap what the escrow payment should be.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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-----Original Message-----
From: Rogers, Savannah L.
Sent: Thursday, February 05, 2009 5:25 PM
To: Mathis, Julie A.
Subject: Emailing: Richardson 0729942433 Workbook v10 04 07 08.xls

The message is ready to be sent with the following file or link attachments:

Richardson Workbook v10 04 07 08.xls

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

From: Adams-McElveen, Dena M.
</o=wamu/ou=sea/cn=recipients/cn=u141149>
To: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Leviner, Cheryl H.
</o=wamu/ou=sea/cn=recipients/cn=u604153>
Bcc:
Subject: RE: URGENT - Richardson
Date: Fri Feb 06 2009 16:54:27 EST
Attachments:

The escrow account is correct. When the modification occurred, the amount on the tax lines were $508.41. The account was analyzed with this information on 9/22/08 effective 10/08. (All appeared correct. Escrow funding had the over/short at $0.00; which is expected on modifications.) The monthly escrow payment was $84.74. The total payment was $4352.32.

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On 2/3/09, I ran the new analysis with the effective date of 3/09 and a 36 month escrow shortage spread. The new payment amount is now $4885.19 beginning 3/09.

Please let me know if you need any additional information.

Thank you,

Dena Adams-McElveen
LS Section Manager II
Escrow Analysis & FHA Insurance
WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business
843-673-3142 Fax

-----Original Message-----
From: Mathis, Julie A.
Sent: Friday, February 06, 2009 4:15 PM
To: Adams-McElveen, Dena M.
Cc: Thorn, Ann

Subject: URGENT - Richardson
Importance: High

Dena,

Can you please help us with the issue below on this loan? We just modified the loan and it appears we did not collect enough escrow funding nor is the monthly escrow payment correct.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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From: Waelde, Sean D.
Sent: Friday, February 06, 2009 4:06 PM
To: Mathis, Julie A.
Cc: Thorn, Ann
Subject: RE: Richardson

Why yes I do....Dena Adams-McElveen.

Sean D. Waelde
Default ERT Section Manager II
CARE Team Default Executive Response

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
Tel: 904-462-1821 Fax: 866-271-7346

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Importance: High

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Sent: Friday, February 06, 2009 3:57 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Mathis, Julie A.; Pound, Robert A.
Subject: RE: Richardson

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Michelle M. Thomas
Real Estate Tax Associate, Sr.
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Cc: Mathis, Julie A.
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Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

For Internal Use Only

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Savannah Rogers
Negotiator-Prime
Loss Mitigation
Home Loans

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Jacksonville, FL 32256

866.926.8937 x17577, 469.549.5978 fax
savannah.rogers@wamu.net

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To: Rogers, Savannah L.
Cc: Thorn, Ann
Subject: FW: Emailing: Richardson Workbook v10 04 07 08.xls
Importance: High

Savannah,

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Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

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Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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Sent: Thursday, February 05, 2009 5:25 PM
To: Mathis, Julie A.
Subject: Emailing: Richardson Workbook v10 04 07 08.xls

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Richardson Workbook v10 04 07 08.xls

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From: Todd, Kevin C.
</o=wamu/ou=sea/cn=recipients/cn=u15148429895459>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc: Peshoff, Darlene
</o=wamu/ou=sea/cn=recipients/cn=u60320100715655>;
Adams-McElveen, Dena M.
</o=wamu/ou=sea/cn=recipients/cn=u141149>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Bcc:
Subject: FW: URGENT - Richardson
Date: Mon Feb 09 2009 16:40:08 EST
Attachments:

Ann,
Please see Tess's comments below in regards to the delinquent tax payments. If you have any further questions please let us know. Thanks!

Kevin C. Todd
LS Section Mgr II
Tax Mitigation - Relationship Mgt.

WaMu, now backed by the strength of JPMorgan Chase

2210 Enterprise Dr.
Florence, SC 29501

(843) 673-3887 direct, (843) 673-3008 fax
<mailto:kevin.todd@wamu.net> kevin.todd@wamu.net

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From: Palmatier, Tess E.
Sent: Monday, February 09, 2009 4:14 PM
To: Todd, Kevin C.
Subject: RE: URGENT - Richardson

Per Brianna at Sacramento County Tax Office WaMu posted paid - 07/08 full year secured tax bill total base $1,016.82, 06/07 full year supplemental bill base $2,098.35 and a 07/08 full year supplemental bill base $4,994.64 - total $8,109.81 with $977.63 total penalty.

There were 2 consecutive installments which per CA gives the mortgage company the right to force escrow.

Any additional questions please feel free to ask .

Tess Palmatier

Servicing - Real Estate Tax Associate - SR

Tax Mitigation - Priority Research

PH#-843-673-4552

Toll Free 1-800-353-3860 EXN: 4552

Fax# 843-673-3008

WaMu - Now backed by the strength of JPMorgan Chase

"A wise man will make more opportunities than he finds."

Francis Bacon

-----Original Message-----
From: Todd, Kevin C.
Sent: Monday, February 09, 2009 12:49 PM
To: Palmatier, Tess E.
Cc: Peshoff, Darlene; Thorn, Ann
Subject: RE: URGENT - Richardson
Importance: High

Tess,

Please research this loan and respond back ASAP with all the tax details. Thanks!

Kevin C. Todd

LS Section Mgr II

Tax Mitigation - Relationship Mgt.

WaMu, now backed by the strength of JPMorgan Chase

2210 Enterprise Dr.

Florence, SC 29501

(843) 673-3887 direct, (843) 673-3008 fax

kevin.todd@wamu.net

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-----Original Message-----

From: Thorn, Ann

Sent: Monday, February 09, 2009 11:58 AM

To: Peshoff, Darlene; Todd, Kevin C.

Subject: FW: URGENT - Richardso

Importance: High

Darlene/Todd-----

This is a Congresswoman that we did a modification on several months ago. She was a non-escrowed account and we ended up paying her delinquent taxes but I can not remember all the details. Her analysis now is increasing her payment by $500 and I need some details from taxes on the situation.

Can you please let me know what you can find.....

Thanks.

Ann Thorn, FVP

National Asset Recovery Manager

WaMu, now part of JP Morgan Chase

office: 904-462-2150

cell: [redacted]

For Internal Use Only

-----Original Message-----

From: Adams-McElveen, Dena M.

Sent: Monday, February 09, 2009 7:51 AM

To: Thorn, Ann; Mathis, Julie A.

Cc: Leviner, Cheryl H.

Subject: RE: URGENT - Richardson [redacted]

The tax line was updated to the higher amount after the modification was completed. Neither Escrow Analysis nor Loss Mit had anyway of knowing this increase was going to take place. The modification and the subsequent analysis was based on the amounts the Tax Dept. had loaded on the line at the time of the modification.

Dena Adams-McElveen

LS Section Manager II

Escrow Analysis & FHA Insurance

WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business

843-673-3142 Fax

-----Original Message-----

From: Thorn, Ann

Sent: Friday, February 06, 2009 5:25 PM

To: Adams-McElveen, Dena M.; Mathis, Julie A.

Cc: Leviner, Cheryl H.

Subject: Re: URGENT - Richardson

I am still not getting why this was not recognized during the mod process....

We are still telling her she has a $500 increase

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Adams-McElveen, Dena M.

To: Mathis, Julie A.

Cc: Thorn, Ann; Leviner, Cheryl H.

Sent: Fri Feb 06 13:54:27 2009

Subject: RE: URGENT - Richardson

The escrow account is correct. When the modification occurred, the amount on the tax lines were $508.41. The account was analyzed with this information on 9/22/08 effective 10/08. (All appeared correct. Escrow funding had the over/short at $0.00; which is expected on modifications.) The monthly escrow payment was $84.74. The total payment was $4352.32.

When the taxes were paid in 11/08, the line was updated to the billed amount of $2930.67. (I believe this is an automated process within the Tax Dept.) This disbursement created a large escrow shortage; which triggered an off cycle analysis. The analysis was performed on 11/20/08 effective 1/09. The monthly escrow payment increased from $84.74 to $486.45; in addition, there was an escrow shortage of $4440.81 being collected at $370.07 per month. The total payment increased from $4352.32 to $5126.10.

On 2/2/09, I was contacted by ECC and asked to make an exception for the homeowner and accept the old payment amount ($4352.32) for 1/09-2/09 and to run a new analysis with a 36 month escrow shortage spread effective for 3/09. I adjusted the payment on PCH1 to the old amount for 1/09-2/09.

On 2/3/09, I ran the new analysis with the effective date of 3/09 and a 36 month escrow shortage spread. The new payment amount is now $4885.19 beginning 3/09.

Please let me know if you need any additional information.

Thank you,

Dena Adams-McElveen

LS Section Manager II

Escrow Analysis & FHA Insurance

WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business

843-673-3142 Fax

-----Original Message-----

From: Mathis, Julie A.

Sent: Friday, February 06, 2009 4:15 PM

To: Adams-McElveen, Dena M.

Cc: Thorn, Ann

Subject: URGENT - Richardson

Importance: High

Dena,

Can you please help us with the issue below on this loan? We just modified the loan and it appears we did not collect enough escrow funding nor is the monthly escrow payment correct.

Thanks,

Julie

Julie Mathis, VP

Department Manager

Loss Mitigation

Home Loans

WaMu, now backed by the strength of JPMorgan Chase

7255 Baymeadows Way, JAXA2000

Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax

julie.mathis@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

-----Original Message-----

From: Waelde, Sean D.

Sent: Friday, February 06, 2009 4:06 PM

To: Mathis, Julie A.

Cc: Thorn, Ann

Subject: RE: Richardson

Why yes I do....Dena Adams-McElveen.

Sean D. Waelde

Default ERT Section Manager II

CARE Team Default Executive Response

WaMu, now backed by the strength of JPMorgan Chase

7255 Baymeadows Way, JAXA3000

Jacksonville, FL 32256

Tel: 904-462 Fax: 866-271

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-----Original Message-----

From: Mathis, Julie A.

Sent: Friday, February 06, 2009 4:04 PM

To: Waelde, Sean D.

Cc: Thorn, Ann

Subject: FW: Richardson

Importance: High

Sean, this the loan I discussed with you last nite, do you have a contact in escrow?

Thanks!

Julie

Julie Mathis, VP

Department Manager

Loss Mitigation

Home Loans

WaMu, now backed by the strength of JPMorgan Chase

7255 Baymeadows Way, JAXA2000

Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax

julie.mathis@wamu.net

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-----Original Message-----

From: Thomas, Michelle M.

Sent: Friday, February 06, 2009 3:57 PM

To: Thorn, Ann; Rogers, Savannah L.

Cc: Mathis, Julie A.; Pound, Robert A.

Subject: RE: Richardson

I can't determine if we are collecting the correct amount of escrow. This has to be done in the escrow department. I can confirm that the tax amounts on the lines are correct. Unfortunately, I don't have a contact in the escrow department for you.

Michelle M. Thomas

Real Estate Tax Associate, Sr.

Wamu, now backed by the strength of JP Morgan Chase 1-800-353-3860 ext. 4726 michelle.m.thomas@wamu.net -----Original Message-----

From: Thorn, Ann

Sent: Friday, February 06, 2009 3:36 PM

To: Rogers, Savannah L.; Thomas, Michelle M.

Cc: Mathis, Julie A.

Subject: RE: Richardson

Did we get resolution? This is a Congresswoman that we need to get some information to so she can make her payment for Jan. and Feb.

Please advise

Thanks

Ann Thorn, FVP

National Asset Recovery Manager

WaMu, now part of JP Morgan Chase

office: 904-462-2150

cell: 414-418-8174

For Internal Use Only

-----Original Message-----

From: Rogers, Savannah L.

Sent: Friday, February 06, 2009 9:17 AM

To: Thomas, Michelle M.

Cc: Mathis, Julie A.; Thorn, Ann

Subject: Richardson

Importance: High

Hi Michelle,

You helped with researching this escrowed property tax bill in July 2008 and since then we have a portion of the tax bill (which I have attached from NETRonline.com). I noticed on TAX2 we last paid $2,930.67 and the second portion is $2,930.67 which is due 3/09. This appears on ANA1 making the new escrow payment effective 3/09 $488.45 and total payment will be $4,885.19 (PCH2/hpmt).

Would you mind researching to make sure we have escrowed the right amount to cover this mortgagor's taxes? The mortgagor has received notification that her escrow is too low to cover her taxes.

Thank you,

Savannah Rogers

Negotiator-Prime

Loss Mitigation

Home Loans

WaMu, now backed by the strength of JPMorgan Chase

7255 Baymeadows Way

Jacksonville, FL 32256

866.926.8937 x17577, 469.549.5978 fax

savannah.rogers@wamu.net

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-----Original Message-----

From: Mathis, Julie A.

Sent: Thursday, February 05, 2009 5:38 PM

To: Rogers, Savannah L.

Cc: Thorn, Ann

Subject: FW: Emailing: Richardson Workbook v10 04 07 08.xls

Importance: High

Savannah,

Please review - the mortgagor's escrow payment is much too low to pay her taxes and she has already received notice of such. Please review and let Ann and I know asap what the escrow payment should be.

Thanks,

Julie

Julie Mathis, VP

Department Manager

Loss Mitigation

Home Loans

WaMu, now backed by the strength of JPMorgan Chase

7255 Baymeadows Way, JAXA2000

Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax

julie.mathis@wamu.net

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-----Original Message-----

From: Rogers, Savannah L.

Sent: Thursday, February 05, 2009 5:25 PM

To: Mathis, Julie A.

Subject: Emailing: Richardson Workbook v10 04 07 08.xls

The message is ready to be sent with the following file or link attachments:

Richardson Workbook v10 04 07 08.xls

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Attachments: 0 Attachments

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Adams-McElveen, Dena M.
</o=wamu/ou=sea/cn=recipients/cn=u141149>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Cc: Leviner, Cheryl H.
</o=wamu/ou=sea/cn=recipients/cn=u604153>
Bcc:
Subject: Re: URGENT - Richardson
Date: Fri Feb 06 2009 17:25:29 EST
Attachments:

I am still not getting why this was not recognized during the mod process....
We are still telling her she has a $500 increase

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Adams-McElveen, Dena M.
To: Mathis, Julie A.
Cc: Thorn, Ann; Leviner, Cheryl H.
Sent: Fri Feb 06 13:54:27 2009
Subject: RE: URGENT - Richardson

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On 2/2/09, I was contacted by ECC and asked to make an exception for the homeowner and accept the old payment amount ($4352.32) for 1/09-2/09 and to run a new analysis with a 36 month escrow shortage spread effective for 3/09. I adjusted the payment on PCH1 to the old amount for 1/09-2/09.

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Please let me know if you need any additional information.

Thank you,

Dena Adams-McElveen
LS Section Manager II
Escrow Analysis & FHA Insurance
WaMu, now backed by the strength of JPMorgan Chase

843-673-4057 Business
843-673-3142 Fax

-----Original Message-----
From: Mathis, Julie A.
Sent: Friday, February 06, 2009 4:15 PM
To: Adams-McElveen, Dena M.
Cc: Thorn, Ann
Subject: URGENT - Richardson
Importance: High

Dena,

Can you please help us with the issue below on this loan? We just modified the loan and it appears we did not collect enough escrow funding nor is the monthly escrow payment correct.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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-----Original Message-----
From: Waelde, Sean D.
Sent: Friday, February 06, 2009 4:06 PM
To: Mathis, Julie A.
Cc: Thorn, Ann
Subject: RE: Richardson

Why yes I do....Dena Adams-McElveen.

Sean D. Waelde
Default ERT Section Manager II

CARE Team Default Executive Response

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA3000
Jacksonville, FL 32256
Tel: 904-462-1821 Fax: 866-271-7346

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Cc: Thorn, Ann
Subject: FW: Richardson
Importance: High

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Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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From: Thomas, Michelle M.
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To: Thorn, Ann; Rogers, Savannah L.
Cc: Mathis, Julie A.; Pound, Robert A.
Subject: RE: Richardson

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Michelle M. Thomas
Real Estate Tax Associate, Sr.
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Cc: Mathis, Julie A.
Subject: RE: Richardson

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Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

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Cc: Mathis, Julie A.; Thorn, Ann
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Savannah Rogers
Negotiator-Prime
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
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Jacksonville, FL 32256

866.926.8937 x17577, 469.549.5978 fax
savannah.rogers@wamu.net

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Cc: Thorn, Ann
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Importance: High

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Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

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Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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-----Original Message-----
From: Rogers, Savannah L.
Sent: Thursday, February 05, 2009 5:25 PM
To: Mathis, Julie A.
Subject: Emailing: Richardson Workbook v10 04 07 08.xls

The message is ready to be sent with the following file or link attachments:

Richardson Workbook v10 04 07 08.xls

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

From:	Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>
To:	Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:	Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>
Bcc:	
Subject:	Richardson
Date:	Fri Jun 20 2008 14:53:01 EDT
Attachments:	

StartTime: Mon Jun 23 16:00:00 Eastern Daylight Time 2008
EndTime: Mon Jun 23 16:30:00 Eastern Daylight Time 2008
Location: call her
Invitees: Mathis, Julie A.; Rogers, Savannah L.
Recurring: No
ShowReminder: No
Accepted: No

[redacted]

From: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
To: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:
Bcc:
Subject: Richardson
Date: Fri Jul 11 2008 16:30:26 EDT
Attachments:

StartTime: Tue Jul 15 08:30:00 Eastern Daylight Time 2008
EndTime: Tue Jul 15 09:00:00 Eastern Daylight Time 2008
Location: 562 706-4694
Invitees: Mathis, Julie A.; Rogers, Savannah L.
Recurring: No
ShowReminder: No
Accepted: No

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Congresswoman Richardson
Date: Thu Jun 05 2008 15:40:34 EDT
Attachments:

StartTime: Fri Jun 06 12:00:00 Eastern Daylight Time 2008
EndTime: Fri Jun 06 13:00:00 Eastern Daylight Time 2008
Location: Ann will join Wendy in her office
Invitees: Woodcock, Wendy A.; Mathis, Julie A.
Recurring: No
ShowReminder: No
Accepted: Yes
AcceptedTime: Thu Jun 05 15:41:00 Eastern Daylight Time 2008

When: Friday, June 06, 2008 12:00 PM-1:00 PM (GMT-05:00) Eastern Time (US & Canada).
Where: Ann will join Wendy in her office

~~*~*~*~*~*~*~*

Meeting (Text)

From: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
To: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:
Bcc:
Subject: Call Laura Richardson
Date: Fri Jul 11 2008 11:18:29 EDT
Attachments:

StartTime: Fri Jul 11 14:00:00 Eastern Daylight Time 2008
EndTime: Fri Jul 11 14:30:00 Eastern Daylight Time 2008
Location:
Invitees: Mathis, Julie A.; Rogers, Savannah L.
Recurring: No
ShowReminder: No
Accepted: No

Document ID: 0000160

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Richardson Update
Date: Fri May 30 2008 16:05:27 EDT
Attachments:

[redacted]

From: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Updated: Richardson update
Date: Thu May 29 2008 11:32:59 EDT
Attachments:

From:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; GM QSM DTE </o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Oakley, Susan B. </o=wamu/ou=sea/cn=recipients/cn=u258746>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:	
Bcc:	
Subject:	Updated: Richardson update
Date:	Thu May 29 2008 11:32:59 EDT
Attachments:	

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Updated: Richardson update
Date: Thu May 29 2008 10:34:47 EDT
Attachments:

From:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
To:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Accepted: Updated: Richardson update
Date:	Thu May 29 2008 12:35:41 EDT
Attachments:	

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Updated: Richardson update
Date: Fri May 30 2008 14:49:05 EDT
Attachments:

Legal can join from 12:30 - 1:00.

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>
Cc:
Bcc:
Subject: Richardson Update
Date: Fri May 30 2008 16:02:12 EDT
Attachments:

When: Monday, June 02, 2008 9:30 AM-10:00 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 877-709[illegible] passcode:[illegible]

~~*~*~*~*~*~*~*~*

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Oakley, Susan B.
</o=wamu/ou=sea/cn=recipients/cn=u258746>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Updated: Richardson update
Date: Fri May 30 2008 14:06:50 EDT
Attachments:

When: Friday, May 30, 2008 12:30 PM-1:30 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 877-709[illegible] passcode [illegible]

~~*~*~*~*~*~*~*~*

From:	Thorn, Ann <</o=wamu/ou=sea/cn=recipients/cn=u604980>
To:	Owen, Jan L. <</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J. <</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C. <</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:	
Bcc:	
Subject:	FW: [redacted].xls
Date:	Wed Jun 04 2008 17:41:39 EDT
Attachments:	EAS

Fyi

Did we hear from 3rd party today. I have not had a chance to call Richardson, but will first thing in the morning

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, June 04, 2008 5:31 PM
To: Thorn, Ann
Cc: Meng, Angie G.
Subject: [redacted].xls
Importance: High

Ann, here is the Richardson reinstatement which includes CRC's $9.00 outstanding costs.

Attachments:
_061508[redacted].xls (18054 Bytes)

Document ID: 0.7.1020.16029

Attachment Name: EAS

Locator: esa.pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3e5543fcf70ade04d62000:
::01005ebbb7d649e3f10b1e8e216499f8b6a880dcc2794ca5e01fd5945f4521e6aa51

Reason: : This file is empty (i.e., its length is zero bytes)

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Updated: Richardson Update
Date: Wed Jun 04 2008 18:17:36 EDT
Attachments:

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>
Cc:
Bcc:
Subject: Updated: Richardson Update
Date: Wed Jun 04 2008 17:55:00 EDT
Attachments:

When: Thursday, June 05, 2008 4:00 PM-5:00 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 877-709[illegible] passcode: [illegible]

~~*~*~*~*~*~*~*~*

From:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; GM QSM DTE </o=wamu/ou=sea/cn=recipients/cn=qsmdte>
Cc:	
Bcc:	
Subject:	Updated: Richardson Update
Date:	Wed Jun 04 2008 17:55:00 EDT
Attachments:	

From: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Richardson Update
Date: Wed Jun 18 2008 20:10:30 EDT
Attachments:

When: Thursday, June 19, 2008 9:00 AM-9:30 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 888-595 pd

--*-*-*-*-*-*-*-*

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
Bcc:
Subject: Accepted: Richardson Update
Date: Wed Jun 18 2008 20:13:46 EDT
Attachments:

Document 1:08-cv-12146-GAO

From: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Ellas, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Updated: Richardson Update
Date: Thu Jun 19 2008 11:46:50 EDT
Attachments:

changing time to accommodate schedules

From: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974864>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Updated: Richardson Update
Date: Thu Jun 19 2008 11:46:50 EDT
Attachments:

When: Thursday, June 19, 2008 10:00 AM-10:30 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 888-595 pc

~~*~*~*~*~*~*~*

changing time to accommodate schedules

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
Bcc:
Subject: Accepted: Updated: Richardson Update
Date: Thu Jun 19 2008 11:47:08 EDT
Attachments:

From: Thom, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc: Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:
Subject: RE: [redacted] Richardson
Date: Thu Jul 03 2008 10:19:03 EDT
Attachments:

This all needs to go to Paul before we have the conversation.

Document Text

From: Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A.
</o=wamu/ou=sea/cn=recipients/cn=u178835>
Bcc:
Subject: RE: [redacted] Richardson
Date: Thu Jul 03 2008 10:50:30 EDT
Attachments:

Savannah

[redacted]

From: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
To: Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Bcc:
Subject: FW: [redacted] Richardson
Date: Thu Jul 03 2008 10:37:34 EDT
Attachments:

Hi Michelle,

Document Date: 2007-

From: Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
To: Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>.
Bcc:
Subject: RE: [redacted] Richardson
Date: Tue Jul 08 2008 08:41:51 EDT
Attachments:

Paul,

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>; Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u1464665266830 6>
Cc: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A.
</o=wamu/ou=sea/cn=recipients/cn=u178835>; Coker, Darlene
</o=wamu/ou=sea/cn=recipients/cn=u60338426157200>
Bcc:
Subject: RE: [redacted] Richardson
Date: Mon Jul 07 2008 15:49:35 EDT
Attachments:

Michelle, can you please get this changed today as this is a highly escalated matter.

From:	Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>
To:	Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:	Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Lyman, Daryl W. </o=wamu/ou=sea/cn=recipients/cn=u209612>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Wed Jul 09 2008 14:17:15 EDT
Attachments:	

Savannah, please bring the file over.

From:	Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>
To:	Lyman, Daryl W. </o=wamu/ou=sea/cn=recipients/cn=u209612>; Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:	Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Wed Jul 09 2008 13:39:23 EDT
Attachments:	

great

From:	Mathis, Julie A.
	</o=wamu/ou=sea/cn=recipients/cn=u692185>
To:	Thorn, Ann
	</o=wamu/ou=sea/cn=recipients/cn=u604980>; Lyman, Daryl W.
	</o=wamu/ou=sea/cn=recipients/cn=u209612>; Rogers, Savannah L.
	</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:	Battaglia, Paul J.
	</o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Thu Jul 10 2008 12:46:38 EDT
Attachments:	

Calling her again at 1:30.

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure
Date: Wed May 21 2008 16:14:11 EDT
Attachments:

Hi, Paul - additional background information below.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I
sara.gaugl@wamu.net

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-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 12:34 PM
To: Cook, Don
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure

As we're discussing.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 10:24 AM
To: Kallner, Brad

Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan
Subject: Research Needed: Congresswoman Richardson/Foreclosure
Importance: High

Brad -
Please see the article embedded below for more detail, but long story short, Congresswoman Laura Richardson appears to have defaulted on her WaMu loan (second home) and on March 19, a notice was filed with the county that her property would be sold at auction.

Congresswoman Richardson initially declined to comment, however, Jan Owen has learned from the Congresswoman that she plans to communicate to The Washington Post that she has established a repayment plan with WaMu.

Would you please look into Congresswoman Richardson's situation as soon as possible so that we understand the facts? Her loan number is [redacted]

Many thanks,

Sara

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted]
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

-----Original Message-----
From: Owen, Jan L.
Sent: Wednesday, May 21, 2008 8:36 AM
To: Riley, Olivia; Gaugl, Sara C.; Gaspard, Scott; Watson, Alison
Subject: Fw: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Here we go. I am am in meeting and will call in a minute.

----- Original Message -----
From: Kevin Gould [redacted]
To: FSIR Meeting Group [redacted]
Sent: Wed May 21 08:01:35 2008
Subject: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Foreclosure tale shows that nobody is immune from crisis

By Anthony York (published Tuesday, May 20, 2008)

As the real estate market softened in 2007, the new owner of a three-bedroom, 1,600-square-foot house in Sacramento's Curtis Park neighborhood ran into trouble. The house that was purchased for $535,000 in January had lost equity. The owner fell behind in her payments, and eventually, the bank seized the home.

What makes this story different from the thousands like it is that the owner of this house was a member of Congress.

The story of the foreclosure of Long Beach Democrat Laura Richardson's Sacramento home is a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, and eventually walked away from it, leaving nearly $600,000 in unpaid loans and fees.

Richardson's decision to let the house slip into foreclosure was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

Richardson declined to comment for this story.

But tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment, even though the housing market was beginning to turn.

A March 19, 2008 notice of trustee's sale indicates that the unpaid balance of Richardson's loan, which is held by Washington Mutual, is more than $578,000 -$40,000 more than the original mortgage.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her Congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson has recused herself. She did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure.

Richardson also did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her Congressional campaign committee since declaring her Congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for the money Richardson loaned to her campaign.

According to documents at the Sacramento County Clerk's office , Richardson first received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, a notice was filed with the county that Richardson's property would be sold at auction. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaspard, Scott
</o=wamu/ou=sea/cn=recipients/cn=u173797>; Watson, Alison
</o=wamu/ou=sea/cn=recipients/cn=u193886>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>
Cc:
Bcc:
Subject: FW: Debate intensifies over Richardson default
Date: Thu May 22 2008 17:33:58 EDT
Attachments:

This is the reporter who wrote the first article. Thanks, Jan

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

From: Capitol Weekly [mailto:alerts@capitolweekly.net]
Sent: Thursday, May 22, 2008 2:30 PM
To: Owen, Jan L.
Subject: Debate intensifies over Richardson default

Capitol Weekly <http://lerpos.com/fs/d:l/x0rye2v8gr4ci1/x4vs2y9ufaoei5/0>

Debate intensifies over Richardson default

A Long Beach congresswoman who walked away from a $535,000 mortgage in Sacramento said in a written statement distributed by her office that she owns the home, but financial documents show the house was sold at public auction and has been in the possession of the buyer for weeks.

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From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Martin T. McGuinn
Cc:
Bcc:
Subject: RE: Laura Richardson
Date: Tue May 27 2008 20:19:31 EDT
Attachments:

2008 002 785 104233

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Martin T. McGuinn
Sent: Tuesday, May 27, 2008 5:05 PM
To: Battaglia, Paul J.
Subject: Laura Richardson

Paul when you get a chance please get me Legal Dept. billing no.

Marty

Martin T. McGuinn

Kirby & McGuinn, A P.C.

600 B Street, Ste. 1950

San Diego, CA 92101

mmcguinn@

Direct Dial: (619) 525-
Direct Fax: (619) 525-

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From: Martin T. McGuinn <[redacted]>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Bcc:
Subject: FW: Washington Mutual/Laura Richardson
Date: Wed May 28 2008 13:17:54 EDT
Attachments: EAS

Martin T. McGuinn

Kirby & McGuinn, A P.C.

600 B Street, Ste. 1950

San Diego, CA 92101

mmcguinn[redacted]

Direct Dial: (619) 525[redacted]

Direct Fax: (619) 525[redacted]

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From: Donna Parkinson [redacted]
Sent: Wednesday, May 28, 2008 9:58 AM
To: Beth Ward; Martin T. McGuinn
Subject: RE: Washington Mutual/Laura Richardson

Mr. York respectfully declines the offer of $25,000 over his costs. He will accept $80,000 over his costs at this time. This counter offer will remain open until the close of business on Friday, April 30.

Donna Parkinson

Parkinson Phinney

400 Capitol Mall, 11th Floor Sacramento, CA 95814

T 916.449.1441 F 916.449.1440 C

donna www.parkinsonphinney.com
<http://www.parkinsonphinney.com/>

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==========

IF THE ABOVE RELATES TO A TAX MATTER THEN, PURSUANT TO IRS RULES, WE MUST ADVISE YOU OF THE FOLLOWING: THE ADVICE CONTAINED IN THIS COMMUNICATION WAS NOT INTENDED OR WRITTEN TO BE USED AND CANNOT BE USED FOR THE PURPOSE OF AVOIDING PENALTIES THAT MAY BE IMPOSED BY THE INTERNAL REVENUE SERVICE. Under IRS Rules, a taxpayer may rely on our advice to avoid penalties only if the advice is reflected in a more formal tax opinion that conforms to new IRS standards.

From: Beth Ward
Sent: Wednesday, May 28, 2008 9:09 AM
To: Donna Parkinson
Subject: Washington Mutual/Laura Richardson

Good morning, Ms. Parkinson. Attached is Mr. McGuinn's letter of today's date regarding the above matter.

Beth Ward

Paralegal to Martin T. McGuinn

& Kenneth C. Noorigian

Kirby & McGuinn, A P.C.

600 B Street, Suite 1950

San Diego, CA 92101

Direct Line: (619) 398

Direct Fax: (619) 398

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Attachments:
Donna Parkinson (donna .vcf (266 Bytes)
image001.jpg (2010 Bytes)

Document ID: 0.7.1020.14583

Attachment Name: EAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3e5543fcf70ade84582200:
:0100c62bd17d883b44af02c79c232afb47ddf94838f94cf5c4596b94324bd3c69103

Reason: : This file is empty (i.e., its length is zero bytes)

From: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Richardson
Date: Thu May 22 2008 20:02:35 EDT
Attachments:

Hi Paul,
Adrian is our Corp Comm division exec. Could you please share the update with him?

Adrian Rodriguez
adrian.rodriguez@wamu.net

Geri Ann S. Baptista, VP
Corporate Communications
Washington Mutual
1301 Second Avenue, WMC2103
Seattle, WA 98101
206.500.2875 direct, 206.377.2023 fax
geriann.baptista@wamu.net
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments
without copying or disclosing the contents. Thank you.

From:	Thorn, Ann <</o=wamu/ou=sea/cn=recipients/cn=u604980>
To:	Battaglia, Paul J. <</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L. <</o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C. <</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:	
Bcc:	
Subject:	FW: Consent
Date:	Thu May 22 2008 18:01:58 EDT
Attachments:	EAS

Here is the email just sent for the letter consent

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

-----Original Message-----
From: Thorn, Ann
Sent: Thursday, May 22, 2008 6:01 PM
To: 'laura.richardson
Cc: Woodcock, Wendy A.
Subject: Consent

Congresswoman Richardson, per our conversation, attached is the consent form needed to be signed by you in order to release the attached letter to the third party purchaser to facilitate the rescission of foreclosure sale. If you can please sign and scan back to my attention, I would appreciate it.

Thank you,

Ann Thorn

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

Attachments:
20080522144304877.pdf (64723 Bytes)
Consent.doc (24594 Bytes)

Document ID: 0.7.1020.13333

Attachment Name: EAS

Locator: csa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3e5543fcf70adec45e2200:
:01004db6d6c4a4951e3a66ca2ecb00b381c5a6f01422d0b962149a6fda9ff0bc5f6d

Reason: : This file is empty (i.e., its length is zero bytes)

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Kallner, Brad
</o=wamu/ou=sea/cn=recipients/cn=u234857>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>
Cc:
Bcc:
Subject: RE: (866) 723[illegible]PC[illegible]
Date: Wed May 21 2008 20:43:20 EDT
Attachments:

Embedded below is Congresswoman Laura Richardson's statement to the media for your reference.
CONGRESSWOMAN LAURA RICHARDSON
For Immediate Release
May 21, 2008
The story published in the Capitol Weekly regarding residential property that I own in Sacramento requires clarification.
Within a 12-month period last year (2007-2008), I was a member of Long Beach City Council, the District Director for California Lt. Gov. Cruz Bustamante, a member of the California State Legislature, and, now a member of Congress. While the transitioning has impacted me personally, the residential property in Sacramento California is not in foreclosure and has NOT been seized by the bank.
I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement -- with no special provisions. I fully intend to fulfill all financial obligations of this property.
On two housing bills that were cited by the Capitol Weekly, the allegation is that I recused myself from these votes. I did not. I was absent from Washington, D.C., and my duties in the House of Representatives due to the untimely death of my father and his subsequent funeral in California.
I understand that these homeownership issues are a reflection of what many Americans are going through as they fight to keep their homes and to remain financially stable.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC401 Seattle WA 98101
206.500.2822 direct I 206.228[illegible] cell
sara.gaugl@wamu.net

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From: Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Article: Calif. congresswoman's home threatened with repo
Date: Thu May 22 2008 12:25:54 EDT
Attachments:

fyi

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

From: Jenne', Kevin M.
Sent: Thursday, May 22, 2008 12:21 PM
To: Woodcock, Wendy A.
Subject: FW: Article: Calif. congresswoman's home threatened with repo

Wendy, how are you? I'm forwarding this to you because I got Brad's out of office. Again, probably not news to you, but wanted to make sure.

From: Jenne', Kevin M.
Sent: Thursday, May 22, 2008 9:19 AM
To: Champney, Steven D.; Kallner, Brad; Johnson, Renee T.; Gaugl, Sara C.
Cc: Walser, Michael; Scharf, Will D.
Subject: Article: Calif. congresswoman's home threatened with repo

You probably already know all about this, but I never want to assume. There's some confusion about whether her home has been sold or not, and WaMu hasn't responded about it as of this report.

Calif. congresswoman's home threatened with repo
Thursday May 22, 11:49 am ET

By Don Thompson, Associated Press Writer

Calif. congresswoman's home threatened with repossession after she fails to pay mortgage

SACRAMENTO, Calif. (AP) -- Rep. Laura Richardson has an unusual perspective on the housing foreclosure bills moving through Congress: One of her own homes was threatened with repossession after she failed to pay the mortgage.

Richardson, a Southern California Democrat, bought a two-story home in a leafy, upper-middle-class neighborhood of Sacramento in January 2007, just months after winning a seat in the state Assembly.

She bought the three-bedroom, 1 1/2-bath home in the state capital for $535,500. The bill collectors started knocking soon after, according to records reviewed Wednesday by The Associated Press.

The city utility department placed a lien on her property in June 2007 for $154 in unpaid bills, according to documents at the Sacramento County recorder's office. In December, she received a default notice on the mortgage from the collection agency of Washington Mutual Inc., her lender. At that point, she owed $18,356.

At the time, she had left the Legislature after a quick rise from the Long Beach City Council and moved to Washington after winning a special election to fill a vacant congressional seat. Richardson on Wednesday blamed the frequent job-shifting for financial problems related to the Sacramento property.

A default notice in March this year put the "unpaid balance and other expenses" at $578,384 and said her 1,639-square-foot house would be auctioned at a trustee sale.

County records show the property was sold to a company called Red Rock Mortgage Inc. of Sacramento for $388,000 -- although the county assessor's office continues to list Richardson as the owner. No listing could be found for Red Rock.

That sale was officially recorded Monday, according to the records. But Richards said the home was not in foreclosure and had not been seized.

"I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement -- with no special provisions," Richardson said in a statement Wednesday. "I fully intend to fulfill all financial obligations of this property."

Richardson's chief of staff, Kimberly Parker, told the AP that the mortgage on the home had been sold but that the house had not. The collection agency referred inquiries to Washington Mutual, which did not return a call.

A real estate agent's lock box hung Wednesday from the front door of the 1926-vintage house.

Records at a Sacramento County tax office also show Richardson is delinquent in paying $8,950 in property taxes.

Richardson moved from the Long Beach City Council to her Assembly seat in 2006, and the next year won a special election to represent a heavily Democratic congressional district that includes Long Beach.

Congressional records show Richardson did not cast votes May 8 on three bills related to the Foreclosure Prevention Act. In her statement, she said she was away from Washington because of her father's funeral.

"I understand that these homeownership issues are a reflection of what many Americans are going through as they fight to keep their homes and to remain financially stable," Richardson said in her statement.

Associated Press writers Erica Werner in Washington and Samantha Young and Rich Pedroncelli in Sacramento contributed to this report.

Kevin Jenné | FVP, Market Research Manager

Research & Customer Insight

Washington Mutual

V: 206.500.2615 | E: kevin.jenne@wamu.net <mailto:kevin.jenne@wamu.net>

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Re: Update
Date: Tue May 27 2008 10:17:44 EDT
Attachments:

Good morning, Ann. From a media perspective, there has been additional coverage over the weekend (same tone as Friday). And as you are aware, the Congresswoman has chosen to not sign the media consent form that would allow us to discuss her loan situation publicly.

- Sara

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Thorn, Ann
To: Battaglia, Paul J.; Gaugl, Sara C.; Owen, Jan L.
Sent: Tue May 27 06:38:53 2008
Subject: Update

John Berens is looking for an update on the Richardson file this morning. Has there been anything new since the press information Friday night?

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: RE: Congresswoman's Financial Report: This Won't Be Pretty.
Date: Thu Jun 12 2008 17:11:51 EDT
Attachments:

i was on a project for Steve all day and just picked up my messages.

Congresswoman left me a message that she has not been home for two weeks and she is going home this weekend and will be turning in her financials to me some time early next week.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 11:30 AM
To: Cook, Don; Battaglia, Paul J.; Thorn, Ann; Owen, Jan L.
Cc: Elias, Alan
Subject: Congresswoman's Financial Report: This Won't Be Pretty.

FYI, below. It appears that the House members' annual financial reports are scheduled to be released on Monday, which may include specific information about Ms. Richardson's home loan issues.

Just so you are aware, I communicated to Mary Ann that I couldn't discuss Ms. Richardson's loan situation (not foreclosure sale).

I'll let you know if I receive any media calls today.

Congresswoman's Financial Report: This Won't Be Pretty.

Mary Ann Akers And Paul Kane

12 June 2008

The Washington Post

We may learn more about Rep. Laura Richardson's (D-Calif.) home foreclosure problems Monday, when House members' annual financial reports are scheduled to be released.

Richardson filed her report on time rather than seeking an extension, her spokesman, William Marshall, tells On the Hill. But Marshall says he can "neither confirm nor deny" whether the disclosure report will reflect the full extent of the beleaguered congresswoman's financial woes, which include foreclosure on one home and loan defaults on two others.

Marshall declined to answer questions about how Richardson, who won a special election last August, wound up in such dire straits. She lost her Sacramento home to foreclosure after failing to make payments, at the same time that she reportedly owed Sacramento County some $9,000 in property taxes and defaulted on loans six times on two other California homes.

In the meantime, however, Richardson rose in one year from Long Beach councilwoman to state assemblywoman to a member of the U.S. Congress.

According to the Long Beach Press-Telegram, Richardson also failed to pay hundreds of dollars worth of car repairs to one mechanic, then ultimately abandoned the car at another auto body shop.

Yesterday, the story took a new twist. The Los Angeles Times reported that the home Richardson lost in foreclosure could be returned to her, because the lender, Washington Mutual <javascript:void(0);>, filed a letter of rescission of the foreclosure sale and asked the new owner for the keys back.

"They took the property back, and they didn't even send back the money," the new owner, real estate investor James York, told the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs," he said. "You don't have to be smart to understand what's happening."

Richardson isn't saying anything. Referring to the congresswoman's lender, her spokesman told us, "This is about Washington Mutual. <javascript:void(0);>" He urged us to call Washington Mutual <javascript:void(0);> for comment. But a Washington Mutual <javascript:void(0);> spokeswoman told us she couldn't comment on the foreclosure sale because Congresswoman Richardson "has not provided us with authorization to publicly discuss her loan."

The left-leaning watchdog group Citizens for Responsibility and Ethics in Washington calls Richardson a "deadbeat congresswoman."

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | 206.228 cell
sara.gaugl@wamu.net

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attachments without copying or disclosing the contents. Thank you.

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:
Bcc:
Subject: Re: Loss Mit
Date: Wed Jun 18 2008 10:34:02 EDT
Attachments:

I will schedule a call this week. Thanks, J

----- Original Message -----
From: Thorn, Ann
To: Battaglia, Paul J.; Cook, Don; Gaugl, Sara C.; Owen, Jan L.
Sent: Wed Jun 18 07:30:45 2008
Subject: FW: Loss Mit

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [mailto:laurarichardson
Sent: Wednesday, June 18, 2008 10:30 AM
To: Thorn, Ann
Subject: Fw: Loss Mit

Ann,
FYI—
NO REFERENCE TO TIME DEADLINES.
Laura Richardson

----- Forwarded Message -----
From: "Mathis, Julie A." <julie.mathis@wamu.net>

To: laurarichardsol
Cc: "Thorn, Ann" <ann.thorn@wamu.net>; "Woodcock, Wendy A." <wendy.woodcock@wamu.net>
Sent: Friday, June 6, 2008 12:10:05 PM
Subject: Loss Mit

<<Borrower Assistance Form 5.08.pdf>>

Thank you,

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation
Washington Mutual
904 886-1305
904 886-1325 fax

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Follow-up on Loss Mit
Date: Wed Jun 18 2008 10:26:26 EDT
Attachments:

Here is her response to the letter.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [mailto:laurarichardson[redacted]
Sent: Wednesday, June 18, 2008 10:24 AM
To: Thorn, Ann
Subject: Re: Follow-up on Loss Mit

Ms. Thorn,
Due to the numerous issues that have surrounded my agreement and the improper sale of my property, I am working with my original broker to complete the application accurately. I am limited to his availability therefore it is taking longer than I expected. I advised Ms. Mathis of my delay via email and was told you would be notified.

I was quite surprised with your attached letter that requires submittal by Friday which I do not believe was expressed before. If you recall, it was I, that suggested we begin the process prior to the completion of the recission not WAMU.

I will meet your deadline; however, in the future clear indications of time deadlines is needed.

Laura Richardson

----- Original Message ----
From: "Thorn, Ann" <ann.thorn@wamu.net>

To: Laura Richardson <laurarichardson[redacted]
Sent: Tuesday, June 17, 2008 3:14:14 PM
Subject: Follow-up on Loss Mit

Congresswoman,

Please see attached.

Thank you,

Ann Thorn

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Loss Mit
Date: Wed Jun 18 2008 10:29:53 EDT
Attachments:

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson
Sent: Wednesday, June 18, 2008 10:28 AM
To: Thorn, Ann
Subject: Re: Loss Mit

FYI---
My notice of delay AND NO REFERENCE TO TIME DEADLINES.
Laura Richardson

----- Original Message ----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: Laura Richardson <
Sent: Thursday, June 12, 2008 1:05:34 PM
Subject: RE: Loss Mit

Thanks, I will let them both know.

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation

Washington Mutual
904 886-1305
904 886-1325 fax

From: Laura Richardson [redacted]
Sent: Thursday, June 12, 2008 10:20 AM
To: Mathis, Julie A.
Subject: Re: Loss Mit

Please advise Ann Thorne that I will work on this during the weekend. I apologize for the delay I did not recognize your email / name. I was looking for something from Ann or Ms. Woodcock, so I missed it.

I will be in touch.

Laura

---- Original Message ----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: laurarichardsol[redacted]
Cc: "Thorn, Ann" <ann.thorn@wamu.net>; "Woodcock, Wendy A." <wendy.woodcock@wamu.net>
Sent: Friday, June 6, 2008 12:10:05 PM
Subject: Loss Mit

<<Borrower Assistance Form 5.08.pdf>>

Thank you,

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation
Washington Mutual
904 886-1305
904 886-1325 fax

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Notice of Pendency of Action
Date: Wed Jun 18 2008 19:40:53 EDT
Attachments:

I also got this .....

From: Laura Richardson [redacted]
Sent: Wed 06/18/2008 06:34 PM
To: Thorn, Ann
Subject: Notice of Pendency of Action

Ann,
Late yesterday, Red Rock Mortgage, sent a certified letter to my district office in Torrance where my office staff unknowingly signed for which included "Notice of Pendency of Action" papers.

Who in your operation/office should I follow-up with? Please advise at your earliest convenience.

Laura Richardson

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Follow-up on Loss Mit
Date: Fri Jun 20 2008 14:57:31 EDT
Attachments:

Julie will be calling her this afternoon and offering her a mod. I am available by cell if anyone needs me, but I have some children duties this afternoon.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Thorn, Ann
Sent: Thursday, June 19, 2008 8:41 PM
To: Mathis, Julie A.; Battaglia, Paul J.; Gaugl, Sara C.; Owen, Jan L.
Subject: RE: Follow-up on Loss Mit

Julie, not sure what fax this is, but I will need you to get the information and then you and Wendy call her with any additional questions regarding Loss Mit. My day is full except from 1 to 2 tomorrow. If that works for you, then I will email her and advise her of the time so we do not miss her again. Everyone, is that ok with you?

From: Laura Richardson
Sent: Thu 06/19/2008 06:38 PM
To: Mathis, Julie A.
Cc: Thorn, Ann
Subject: Fw: Follow-up on Loss Mit

FYI... I am faxing you the document as well with pending clarifying questions and hope to hear from someone tomorrow.
Again, I can be reached at 202-225-7924 or cell

Thanks, Laura

----- Forwarded Message ----
From: Laura Richardson [redacted]
To: "Thorn, Ann" <ann.thorn@wamu.net>
Sent: Thursday, June 19, 2008 7:36:01 PM
Subject: Re: Follow-up on Loss Mit

Ann,
I just sent the WaMu borrower assistance form via fax to 904-886-1627. I sent three emails to you yesterday and none of them were replied to. Please contact me at your earliest convenience to discuss a few open items. Further, I have a couple questions regarding the assistance form but I wanted to complete it as best as I could today to meet your requested deadline just advised of yesterday for Friday. I look forward to your call tomorrow at either [redacted]

Thanks,
Laura

----- Original Message ----
From: "Thorn, Ann" <ann.thorn@wamu.net> [redacted]
To: Laura Richardson [redacted]
Sent: Tuesday, June 17, 2008 3:14:14 PM
Subject: Follow-up on Loss Mit

Congresswoman,

Please see attached.

Thank you,

Ann Thorn

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Follow-up on Loss Mit
Date: Thu Jun 19 2008 20:40:30 EDT
Attachments:

Julie, not sure what fax this is, but I will need you to get the information and then you and Wendy call her with any additional questions regarding Loss Mit. My day is full except from 1 to 2 tomorrow. If that works for you, then I will email her and advise her of the time so we do not miss her again. Everyone, is that ok with you?

From: Laura Richardson [redacted]
Sent: Thu 06/19/2008 06:38 PM
To: Mathis, Julie A.
Cc: Thorn, Ann
Subject: Fw: Follow-up on Loss Mit

FYI... I am faxing you the document as well with pending clarifying questions and hope to hear from someone tomorrow.
Again, I can be reached at [redacted]
Thanks, Laura

----- Forwarded Message [redacted]
From: Laura Richardson [redacted]
To: "Thorn, Ann" <ann.thorn@wamu.net>
Sent: Thursday, June 19, 2008 7:36:01 PM
Subject: Re: Follow-up on Loss Mit

Ann,
I just sent the WaMu borrower assistance form via fax to 904-886-1627. I sent three emails to you yesterday and none of them were replied to. Please contact me at your earliest convenience to discuss a few open items. Further, I have a couple questions regarding the assistance form but I wanted to complete it as best as I could today to meet your requested deadline just advised of yesterday for Friday. I look forward to your call tomorrow at either [redacted]

Thanks,
Laura

----- Original Message ----
From: "Thorn, Ann" <ann.thorn@wamu.net>
To: Laura Richardson [redacted]
Sent: Tuesday, June 17, 2008 3:14:14 PM
Subject: Follow-up on Loss Mit

Congresswoman,

Please see attached.

Thank you,

Ann Thorn

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Congresswoman's Home Sold in Foreclosure Auction
Date: Thu May 22 2008 12:29:24 EDT
Attachments:

FYI. Please see bolded text below.

Congresswoman's Home Sold in Foreclosure Auction - WSJ
Congress has turned its attention to solving the foreclosure crisis even as one of its members has lost a home in a foreclosure auction.
The Sacramento home of Rep. Laura Richardson was sold in a public auction two weeks ago for $388,000. The Southern California Democrat bought the house for $535,000 with no money down in January 2007 and owed nearly $575,000 to Washington Mutual when the mortgage was sold earlier this month at a significant loss to Red Rock Mortgage Inc.
Rep. Richardson, a former Long Beach city council member, bought the home after winning a seat in California's state assembly. She maintains her primary residence, a four-bedroom home, in her Long Beach district. Months later, Rep. Richardson ran in a hard-fought election for the congressional seat, which was vacated when the late Rep. Juanita Millender-McDonald died from cancer. To fund that campaign, Rep. Richardson lent herself more than $75,000 and stopped making payments on the Sacramento home around the same time.
The story was first reported by the Capitol Weekly, a Sacramento publication.
Rep. Richardson said in a statement Wednesday that the home is not in foreclosure and had not been seized by the bank. "I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement - with no special provisions. I fully intend to fulfill all financial obligations of this property."
But James York, the Sacramento broker who bought Richardson's house at auction, told the Long Beach Press-Telegram that he planned to resell the home. The three-bedroom, 1.5-bathroom house sits on a 1,600 square foot parcel.
Richardson didn't vote on the housing rescue deal that passed the House of Representatives two weeks ago and in a statement attributed her absence to her father's funeral. But Richardson did vote last fall in favor of the Mortgage Forgiveness Debt Relief Act, which passed and prevents the federal government from charging income tax on debt forgiven as a consequence of foreclosure. -Nick Timiraos

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I [redacted]
sara.gaugl@wamu.net

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From: Alvarez, Rosalva R.
</o=wamu/ou=sea/cn=recipients/cn=u111567>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW:
Date: Wed May 21 2008 17:08:19 EDT
Attachments: EAS

Rosie Alvarez
Executive Response Team
Customer Relations Manager
Washington Mutual Bank
(800) 225-5497 Opt. 1 Ext. 467
Fax (206) 965-3082

" I long to accomplish great and noble tasks, but it is my chief duty to accomplish humble tasks as though they were great and noble. The world is moved along, not only by the mighty shoves of its heroes, but also by the aggregate of the tiny pushes of each honest worker." Helen Keller-

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Banks, Donna R.
Sent: Wednesday, May 21, 2008 2:07 PM
To: Alvarez, Rosalva R.
Subject:

Donna Banks
Default Specialist II
Washington Mutual Bank

Attachments:
Richardson reinstatement.doc (26130 Bytes)

Document ID: 0.7.1020.13261

Attachment Name: EAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3e5543fcf70ade84662200:
:0100401cf36d843b4f4686f4efbb037c04a4981fcfbfbfd37eed716c697d829977e0

Reason: : This file is empty (i.e., its length is zero bytes)

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Bcc:
Subject: More info re: York
Date: Thu May 22 2008 13:33:03 EDT
Attachments:

Money, Finance & BusinessSee other Money, Finance & Business <http://www.libertypost.org/cgi-bin/listarticles.cgi?106> Articles
Title: Congresswoman defaults on (mortgage) loanSource: Long Beach (Calif.) Press-TelegramURL Source: <http://www.presstelegram.com>Published: May 22, 2008Author: (unknown)Post Date: 2008-05-22 12:35:46 by glc11733 Comments
Rep. Laura Richardson lost her Sacramento home in a foreclosure auction two weeks ago, and left behind nearly $9,000 in unpaid property taxes.
Richardson, D-Long Beach, appears to have made only a few payments on the house, which she bought in January 2007 for $535,000.
After buying the home, Richardson hardly had time to live in it. Three months later, Rep. Juanita Millender-McDonald died and Richardson - then a freshman member of the state Assembly - launched a campaign to replace her in Congress.
Richardson won the election, pouring in $77,500 in personal loans to her own campaign. Around the same time, she stopped making payments on the Sacramento house. The bank issued a default notice in December, and the home was sold at a public auction on May 7 for $388,000.
Richardson declined Wednesday to be interviewed about the foreclosure, which was first revealed in Capitol Weekly, a Sacramento-based publication. But in a statement, Richardson denied that the home was in foreclosure and said it had not been seized by the bank.
"I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement - with no special provisions," Richardson said in the statement. "I fully intend to fulfill all financial obligations on the property."
That would come as a surprise to James York, the Sacramento real estate broker who bought Richardson's house at auction. York specializes in buying and selling foreclosed homes, and said he eventually intends to resell Richardson's home, which overlooks a park in an upscale neighborhood.
York produced a trustee's deed confirming that his company, Red Rock Mortgage Inc., owns the house.
York said the house was relatively clean when he found it, at least compared with other foreclosed homes, though the garage was "full of trash to the ceiling." Workers have been cleaning it out and tending to the yard, which had been left unmowed for months.
When he bought the house at 3622 W. Curtis Drive, York assumed responsibility for Richardson's unpaid property tax bill of $8,950.79.
"Tell Laura I'd be happy to have her pay my property tax," York said.
The real loser in the deal was Washington Mutual Bank, which issued Richardson a $535,000 loan with no money down in January 2007. By the time the default notice was issued, Richardson was underwater on the loan. She owed about $575,000, including $18,000 in missed payments.
Washington Mutual ended up writing off nearly $200,000 of that debt to get rid of the home.
"They took a beating," York said.
The previous owner of the home, Sharon Helmar, said the neighbors were "appalled" that Richardson was not maintaining the lawn. Another neighbor said that until recently the grass was about a foot high.
"It's kind of heartbreaking to see something you've worked on for 30 years be left and not taken care of," Helmar said. "You would have thought someone like that would have been a little more responsible."

The home is only a few minutes' drive from the Capitol. It is about 1,600 square feet, and has three bedrooms and 11/2 baths. It sits on a corner facing Curtis Park.
"It's your typical 1920s house," she said. "Hardwood floors, wallpaper. It's not huge, but it served us for a lot of years."
The neighborhood is known as affluent and politically liberal. A mayoral candidate lives nearby, and a former state senator lives three doors down.
"It is a very stable neighborhood," said Charlene Singley, the Realtor who sold the home to Richardson. "It has been affected by the downturn, however, because it is in the older, more established area of Sacramento, and it is close to the downtown urban core. It is one of the few neighborhoods that has not been hit as hard."
Singley was surprised to hear that the home had gone into foreclosure.
Although Richardson did not pay her property taxes or the balance of her loan, she has begun repaying the loans that she issued to her own political campaign.
Richardson, a former Long Beach city councilwoman, still owns a home in Long Beach.
One of Richardson's first votes upon arriving in Congress last fall was on the Mortgage Forgiveness Debt Relief Act of 2007. The bill helped homeowners by preventing the federal government from charging income tax on debt forgiven in a foreclosure, such as the $200,000 forgiven in Richardson's foreclosure.
Joining 385 of her colleagues, Richardson voted aye.

Sara Gaugl
Home Loans Public Relations

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sara.gaugl@wamu.net

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>
Bcc:
Subject: Update: Congresswoman obtains spokesperson
Date: Tue May 27 2008 22:24:02 EDT
Attachments:

All:
FYI - it appears that Congresswoman Richardson has now engaged a spokesperson -- William Marshall. Among other things, he states that Ms. Richardson is awaiting clarification from WaMu as to whether she had secured new loan terms in time, but that she is still in fact the owner of her Sacramento home (though public records state otherwise).

I'll continue to let you know of any other new developments as reported by the media.

- Sara

Rep. Richardson defaulted on three Calif. home loans - The Hill
By Jared Allen
05/27/08

The tale of Rep. Laura Richardson's (D) personal housing crisis got even more captivating Tuesday as her office said the freshman lawmaker defaulted on loans she took out for not just one, but three, California homes.

The news of one of Richardson's properties recently being sold at auction captured widespread attention last week in the wake of the nation's housing crisis. But that was only part of the story.

Richardson's office said Tuesday she has caught up on her payments and renegotiated the terms of loans she took out to purchase homes in San Pedro and Long Beach, Calif. Her office confirmed that the lawmaker defaulted on both of these homes and was risking foreclosure when she went months without making payments.

A third home that Richardson borrowed heavily to move into in Sacramento was sold at auction earlier this month - at a $150,000 loss to the bank that issued her the $535,000 loan.

William Marshall, a spokesman for Richardson, said on Tuesday that she was still awaiting clarification from her lender, Washington Mutual, as to whether she had secured new loan terms in time and was still, in fact, the owner of the home.

Richardson told The Associated Press on Friday that she was surprised to learn that the home was sold at the May 7 auction. She claimed that the sale never should have happened because she had

renegotiated her loan to pay it off.

Even as that was happening, ethics watchdogs were crying foul over Richardson's personal finances and questioning how she was able to lend her campaign to Congress $77,500 in the midst of multiple home loan defaults.

Federal Election Commission (FEC) reports show that Richardson loaned her campaign a total of $77,500 - in three installments - between June and July of 2007.

Richardson's year-end FEC filing showed that her campaign still had $331,000 worth of debt but $116,000 cash-on-hand.

Marshall was unable to immediately answer questions about whether Richardson borrowed against any of her home equity - from homes she defaulted on - to finance her House campaign.

But he did not dispute reports that Richardson had done the very same thing the year prior when she borrowed $100,000 against her Long Beach home - whose mortgage she later defaulted on - to loan to her campaign for the California General Assembly. She repaid that personal loan in its entirety, according to Los Angeles media outlets.

Melanie Sloan, executive director of the Citizens for Responsibility and Ethics in Washington, criticized Richardson for falling deeper into debt while choosing to spend more than $77,500 of her own money on her campaign. She suggested that Richardson's actions only demonstrated her belief that winning a seat in Congress is more important that practicing personal fiscal responsibility.

Sloan added Richardson should not be in the situation she is while making a congressional salary when homeowners around the country making $50,000 or less are struggling to pay their debts.

"Truthfully, it's appalling," Sloan said.

Meredith McGehee, policy director for the Campaign Legal Center, said it would be reasonable for the FEC to look into the timing of the loan against the timeline of Richardson's home loan defaults.

"In situations like this it's very important for whoever loaned her the money to demonstrate that they treated her equitably, not favorably," McGehee said. "Otherwise, you're getting into a situation of a corporate underwriting of a campaign."

Richardson's FEC reports do not spell out the terms of her personal loans to her campaign.

Richardson originally came under scrutiny last week when it was learned that a home she owned in Sacramento was sold at auction after it went into foreclosure.

As well as her $535,000 home in Sacramento, a home that Richardson owned in San Pedro - which she borrowed $359,000 to obtain - went into default in September 2007 when she became more than $12,000 behind in her payments.

In addition, Richardson's primary residence in Long Beach went into default just two months ago after she failed to make a payment for four months and owed nearly $20,000 on the property.
Marshall declined to give details of the new loans that he said Richardson was able to secure.

Richardson last week told reporters in California that her experience makes her particularly well-suited to help Congress legislate a solution to the nation's housing crisis, saying she hoped to testify before congressional committees on the issue.

And when Congress returns following the Memorial Day recess, reconciling the House and Senate versions of the legislation designed to help the housing market rebound will be on the top of the

agenda.

Richardson did not vote on the version of the Foreclosure Prevention Act that passed the House, but said she missed the vote only because she was attending her father's funeral.

Richardson was a member of the Long Beach City Council when she won a California General Assembly seat in November 2006, months before she purchased the home in Sacramento. She won the congressional seat the following year in the special election to replace the late Rep. Juanita Millender-McDonald (D).

Sara Gaugl
Home Loans Public Relations

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206.500.2822 direct I
sara.gaugl@wamu.net

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Baptista, Geri Ann
S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc: Rodriguez, Adrian
</o=wamu/ou=sea/cn=recipients/cn=u574568>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: Update York Comment Re: Sale
Date: Thu May 22 2008 22:13:27 EDT
Attachments:

All -
Please see below - York has now publicly offered to resell the home for $535,000 -- the same price Richardson payed for it in 2007. I will scan recent coverage in an effort to uncover additional info and will route to the team in advance of tomorrow's meeting. It also appears that Richardson has refrained from making further comments at this time.

L.A. Land: latimes.com <http://latimesblogs.latimes.com/laland/>

Buyer of Rep. Laura Richardson's house: Sho "walked away" <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html>

The Wall Street Journal quotes the buyer of U.S. Rep. Laura Richardson's Sacramento house as saying she walked away from the house, and can have it back if she wants it -- for the same price she paid for it in 2007.

Richardson (pictured) has denied a published report that her house went into foreclosure, <http://latimesblogs.latimes.com/laland/2008/05/report-lender-t.html>saying she worked with her lender to renegotiate her mortgage.

But James York, the Sacramento broker listed on public documents as the new buyer of the home, tells the Journal's "Developments" blog the congresswoman walked away from the mortgage: 'She's walked away from the property,' he said. 'I would be happy to resell her the home for the $535,000.'

That would represent a tidy profit for York, who reportedly bought the Richardson house at auction for $388,000.

Richardson's office has not answered questions about the Sacramento home. In a statement Wednesday, the Democrat from Long Beach said the house "is not in foreclosure" and that she had reached an agreement with her lender on a loan modification.

Sara Gaugl
Home Loans Public Relations

WaMu

1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted]
sara.gaugl@wamu.net

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From:	Champney, Steven D. </o=wamu/ou=sea/cn=recipients/cn=u214145>
To:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Out of Office AutoReply: Laura Richardson - Attorney Client Privileged Communication
Date:	Thu May 22 2008 20:57:20 EDT
Attachments:	

Thank you for contacting me. I am presently out of office 5/22 - 5/27, so if this is an urgent matter or an emergency please contact my assistant Susan Samuel at 904-886-6251 or susan.samuel@wamu.net, otherwise I will respond once I've returned. Thank you and have a WaMu day!

From:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Update on Congresswoman Richardson
Date:	Thu May 22 2008 19:52:03 EDT
Attachments.	

From: Brignac, Deborah P.
</o=wamu/ou=sea/cn=recipients/cn=u096866>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: Richardson Rescission Notice
Date: Thu May 29 2008 20:24:24 EDT
Attachments:

I will be out of the office Friday, 5/30. If you require immediate assistance please contact Huey-Jen Chiu at (818) 775-2340 or huey-jen.chiu@wamu.net. Thank you.

NOTE: Please direct all DIL, Senior Lien Monitoring and TDUS inquiries to crcreferrals@wamu.net. Thank you.

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thom, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974084>
Bcc:
Subject: Congresswoman's Financial Report: This Won't Be Pretty.
Date: Thu Jun 12 2008 11:30:16 EDT
Attachments:

FYI, below. It appears that the House members' annual financial reports are scheduled to be released on Monday, which may include specific information about Ms. Richardson's home loan issues.

Just so you are aware, I communicated to Mary Ann that I couldn't discuss Ms. Richardson's loan situation (not foreclosure sale).

I'll let you know if I receive any media calls today.

Congresswoman's Financial Report: This Won't Be Pretty.

Mary Ann Akers And Paul Kane

12 June 2008

The Washington Post

We may learn more about Rep. Laura Richardson's (D-Calif.) home foreclosure problems Monday, when House members' annual financial reports are scheduled to be released.

Richardson filed her report on time rather than seeking an extension, her spokesman, William Marshall, tells On the Hill. But Marshall says he can "neither confirm nor deny" whether the disclosure report will reflect the full extent of the beleaguered congresswoman's financial woes, which include foreclosure on one home and loan defaults on two others.

Marshall declined to answer questions about how Richardson, who won a special election last August, wound up in such dire straits. She lost her Sacramento home to foreclosure after failing to make payments, at the same time that she reportedly owed Sacramento County some $9,000 in property taxes and defaulted on loans six times on two other California homes.

In the meantime, however, Richardson rose in one year from Long Beach councilwoman to state assemblywoman to a member of the U.S. Congress.

According to the Long Beach Press-Telegram, Richardson also failed to pay hundreds of dollars worth of car repairs to one mechanic, then ultimately abandoned the car at another auto body shop.

Yesterday, the story took a new twist. The Los Angeles Times reported that the home Richardson lost in foreclosure could be returned to her, because the lender, Washington Mutual <javascript:void(0);>, filed a letter of rescission of the foreclosure sale and asked the new owner for the keys back.

"They took the property back, and they didn't even send back the money," the new owner, real estate investor James York, told the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs," he said. "You don't have to be smart to understand what's happening."

Richardson isn't saying anything. Referring to the congresswoman's lender, her spokesman told us, "This is about Washington Mutual. <javascript:void(0);>" He urged us to call Washington Mutual <javascript:void(0);> for comment. But a Washington Mutual <javascript:void(0);> spokeswoman told us she couldn't comment on the foreclosure sale because Congresswoman Richardson "has not provided us with authorization to publicly discuss her loan."

The left-leaning watchdog group Citizens for Responsibility and Ethics in Washington calls Richardson a "deadbeat congresswoman."

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I [redacted]
sara.gaugl@wamu.net

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</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: http://thedistrictweekly.com/daily/staff-infection/briefing/congresswoman-laura-richardson-gets-her-house-back/
Date: Tue Jun 10 2008 16:47:42 EDT
Attachments:

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct |
sara.gaugl@wamu.net

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From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: Laura Richardson
Date: Tue Jun 10 2008 16:31:57 EDT
Attachments:

Thank you for your email. I am out of the office the week of June 9th returning June 16th. I will have sporatic access to email during this week. Should youed immediate attention please call Seattle, Erik Strom at [redacted] erik.strom @wamu.net. I will respond to your email when I return. Thank you. Jan

From:	Prince, Deanna K. </o=wamu/ou=sea/cn=recipients/cn=u216638>
To:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Accepted: Laura Richardson - Counteroffer from foreclosure purchaser
Date:	Mon Jun 16 2008 14:50:09 EDT
Attachments:	

From:	Samuel, Susan L. <</o=wamu/ou=sea/cn=recipients/cn=u184557>
To:	Battaglia, Paul J. <</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Declined: Laura Richardson - Counteroffer from foreclosure purchaser
Date:	Mon Jun 16 2008 14:54:53 EDT
Attachments:	

Paul, Steve Champney will not be able to attend this afternoon.

[redacted]

From: Thornton, Gamae M.
</o=wamu/ou=sea/cn=recipients/cn=u242681>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Accepted: Laura Richardson - Counteroffer from foreclosure purchaser
Date: Mon Jun 16 2008 14:51:26 EDT
Attachments:

From:	Oakley, Susan B. </o=wamu/ou=sea/cn=recipients/cn=u258746>
To:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Accepted: FW: Laura Richardson - Counteroffer from foreclosure purchaser
Date:	Mon Jun 16 2008 15:06:59 EDT
Attachments:	

[redacted]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Accepted: Laura Richardson - Counteroffer from foreclosure purchaser
Date: Mon Jun 16 2008 15:21:54 EDT
Attachments:

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Stevens, Lawrence W.
</o=wamu/ou=sea/cn=recipients/cn=u068158>; Klein, Jason C.
</o=wamu/ou=sea/cn=recipients/cn=u164802>; Parker, Gary L.
</o=wamu/ou=sea/cn=recipients/cn=u142170>
Cc:
Bcc:
Subject: Laura Richardson - Counteroffer from foreclosure purchaser
Date: Mon Jun 16 2008 14:42:16 EDT
Attachments:

When: Monday, June 16, 2008 12:30 PM-1:00 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: Dial in at 1-866-736 Participant passcode is

~~*~*~*~*~*~*~*~*

Telephone conference to discuss the 3rd party purchaser's new counter-offer received today. (Counter offer is $80k plus "expenses". We're seeking clarification on how much the claimed expenses are and what they include).

Dial in Number: 866-736
Participant Code:

Seattle Participants meet in small conference room on 34.

From:	Russo, Elizabeth M. </o=wamu/ou=sea/cn=recipients/cn=u142429>
To:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Accepted: Laura Richardson - Counteroffer from foreclosure purchaser
Date:	Mon Jun 16 2008 14:47:57 EDT
Attachments:	

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u576890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Loss Mit
Date: Wed Jun 18 2008 10:30:45 EDT
Attachments: EAS

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [redacted]
Sent: Wednesday, June 18, 2008 10:30 AM
To: Thorn, Ann
Subject: Fw: Loss Mit

Ann,
FYI---
NO REFERENCE TO TIME DEADLINES.
Laura Richardson

---- Forwarded Message ----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: laurarichardson[redacted]
Cc: "Thorn, Ann" <ann.thorn@wamu.net>; "Woodcock, Wendy A." <wendy.woodcock@wamu.net>
Sent: Friday, June 6, 2008 12:10:05 PM
Subject: Loss Mit

<<Borrower Assistance Form 5.08.pdf>>

Thank you,

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation
Washington Mutual
904 886-1305
904 886-1325 fax

Attachments:
Borrower Assistance Form 5.08.pdf (241089 Bytes)

Document ID: 0.7.1020.19141

Attachment Name: EAS

Locator: esa:pst/*D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000/46c58ec138c2049af3e5543fcf70adea44a2200:
::0100604acc704234ff0e6cd1d9ebc10911697433443 16f28d4ec90b2207b851a0ccb

Reason: This file is empty (i.e., its length is zero bytes)

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: [redacted] Richardson
Date: Tue Jun 24 2008 16:58:54 EDT
Attachments:

I will be out of the office Wednesday, June 25th with limited access to email. If you need immediate assistant, please contact Sue Oakley at susan.oakley@wamu.net

Thank you
Ann

From: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: [redacted] Richardson
Date: Tue Jun 24 2008 16:58:56 EDT
Attachments:

I will be out of the office Wednesday, June 25th. I will return on Monday, July 7th. If you need immediate attention, please contact Nicol Peters for short sale matters and Pam Beal on modification matters.

Thank you,

Julie Mathis

[redacted]

From: Brignac, Deborah P.
</o=wamu/ou=sea/cn=recipients/cn=u096866>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: Richardson foreclosure -- Red Rock settlement
Date: Wed Jul 02 2008 21:58:24 EDT
Attachments:

I will be out of the office Friday, 7/3. If you require immediate assistance please contact Huey-Jen Chiu at (818) 775[illegible] or huey-jen.chiu@wamu.net. Thank you.

[redacted]

From: Shrewsberry, Jo A.
</o=wamu/ou=sea/cn=recipients/cn=u690833>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Bartoces, Leah
</o=wamu/ou=sea/cn=recipients/cn=u179354>
Cc: GM Paralegal Support
</o=wamu/ou=sea/cn=recipients/cn=sdrsjax>
Bcc:
Subject: RE: Loan #[redacted] Laura Richardson
Date: Thu Jul 03 2008 08:30:05 EDT
Attachments:

Hello to All,

From: Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Chiu, Huey-Jen </o=wamu/ou=sea/cn=recipients/cn=u016035>; Martin T. McGuinn <mmcguinn@kirbymac.com>
Cc:
Bcc:
Subject: RE: Richardson foreclosure -- Red Rock settlement
Date: Thu Jul 03 2008 11:49:24 EDT
Attachments:

Yes. Thanks.

From:	Chiu, Huey-Jen <</o=wamu/ou=sea/cn=recipients/cn=u016035>
To:	Martin T. McGuinn <mmcguinn@kirbymac.com>
Cc:	Battaglia, Paul J. <</o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:	
Subject:	RE: Richardson foreclosure -- Red Rock settlement
Date:	Thu Jul 03 2008 11:48:45 EDT
Attachments:	

Good morning,

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Chiu, Huey-Jen
</o=wamu/ou=sea/cn=recipients/cn=u016035>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Martin T. McGuinn
<mmcguinn@kirbymac.com>; Brignac, Deborah P.
</o=wamu/ou=sea/cn=recipients/cn=u096866>
Bcc.
Subject: RE: Richardson foreclosure -- Red Rock settlement
Date: Thu Jul 03 2008 11:53:29 EDT
Attachments:

Okay.

From:	Bartoces, Leah <\/o=wamu/ou=sea/cn=recipients/cn=u179354>
To:	Shrewsberry, Jo A. <\/o=wamu/ou=sea/cn=recipients/cn=u690833>; Battaglia, Paul J. <\/o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	GM Paralegal Support <\/o=wamu/ou=sea/cn=recipients/cn=sdrsjax>
Bcc:	
Subject:	RE: Loan #[redacted] Laura Richardson
Date:	Wed Jul 02 2008 17:55:36 EDT
Attachments:	

Original Message

From: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>

To: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; GM QSM DTE </o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Kallner, Brad </o=wamu/ou=sea/cn=recipients/cn=u234857>

Cc:

Bcc:

Subject: Congresswoman Richardson Update

Date: Wed May 21 2008 20:30:51 EDT

Attachments:

From: Martin T. McGuinn [redacted]
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Laura Richardson
Date: Tue May 27 2008 20:05:27 EDT
Attachments:

Paul when you get a chance please get me Legal Dept. billing no.

Marty

Martin T. McGuinn

Kirby & McGuinn, A P.C.

600 B Street, Ste. 1950

San Diego, CA 92101

mmcguinn [redacted]

Direct Dial: (619) 525[redacted]

Direct Fax: (619) 525[redacted]

In Compliance with the Fair Debt Collection Practices Act, 15 U.S.C. § 1692e(11):
THIS MESSAGE IS FROM A DEBT COLLECTOR.
ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This electronic message contains privileged or confidential information which is solely intended for the use of the addressee(s) listed as recipient(s). If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone at (619) 525-1659 or (619) 685-4000, and return the original message to Kirby & McGuinn, A P.C., 600 B Street, Ste. 1950, San Diego, CA 92101.

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>

To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Oakley, Susan B.
</o=wamu/ou=sea/cn=recipients/cn=u256746>

Cc:
Bcc:
Subject: Updated: Richardson update
Date: Thu May 29 2008 10:03:58 EDT
Attachments:

From:	Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
To:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Accepted: Richardson Update
Date:	Wed May 28 2008 13:30:35 EDT
Attachments:	

From:	Battaglia, Paul J. <</o=wamu/ou=sea/cn=recipients/cn=u209440>
To:	Owen, Jan L. <</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Accepted: Richardson update
Date:	Wed May 28 2008 12:40:30 EDT
Attachments:	

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
Bcc:
Subject: Richardson update
Date: Wed May 28 2008 12:39:14 EDT
Attachments:

When: Thursday, May 29, 2008 10:00 AM-11:00 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: [redacted]

~~*~*~*~*~*~*~*~*

From:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To:	Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578690>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	
Bcc:	
Subject:	Update on Richardson
Date:	Fri May 23 2008 16:51:02 EDT
Attachments:	

From: Battaglia, Paul J.
<</o=wamu/ou=sea/cn=recipients/cn=u209440>>
To:
Cc:
Bcc:
Subject: richardson call
Date: Thu May 22 2008 19:39:19 EDT
Attachments:

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:
Bcc:
Subject: FW: [redacted]
Date: Wed Jun 04 2008 17:41:39 EDT
Attachments: EAS

Fyi

Did we hear from 3rd party today. I have not had a chance to call Richardson, but will first thing in the morning

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, June 04, 2008 5:31 PM
To: Thorn, Ann
Cc: Mena, Angie G.
Subject: 0729942433_.xls
Importance: High

Ann, here is the Richardson reinstatement which includes CRC's $9.00 outstanding costs.

Attachments:
[redacted]xls (18054 Bytes)

Document ID: 0.7.1020.16029

Attachment Name: EAS

Locator: csa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3c5543ef70adc04d62000:
:01005ebbb7d649e3f10b1e8e216499f8b6a880dcc2794ca5e01fd5945f4521e6aa51

Reason: : This file is empty (i.e., its length is zero bytes)

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Fw: [redacted] Richardson
Date: Tue Jun 24 2008 11:44:42 EDT
Attachments:

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Mathis, Julie A.
To: Thorn, Ann
Sent: Tue Jun 24 06:53:52 2008
Subject: FW: [redacted] Richardson

FYI

From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: 0729942433 Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>

To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Lyman, Daryl W.
</o=wamu/ou=sea/cn=recipients/cn=u209612>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>

Cc: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>

Bcc:

Subject: RE: [redacted] Richardson

Date: Thu Jul 10 2008 12:46:38 EDT

Attachments:

Calling her again at 1:30.

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Lyman, Daryl W.
</o=wamu/ou=sea/cn=recipients/cn=u209612>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc: Coker, Darlene
</o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:
Subject: RE: [redacted]ichardson
Date: Wed Jul 09 2008 13:39:23 EDT
Attachments:

great

[redacted]

From: Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>

To: Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>

Cc: Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Lyman, Daryl W. </o=wamu/ou=sea/cn=recipients/cn=u209612>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>

Bcc:

Subject: RE: [redacted] Richardson

Date: Wed Jul 09 2008 14:17:15 EDT

Attachments:

Savannah, please bring the file over.

From: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
To: Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A.
</o=wamu/ou=sea/cn=recipients/cn=u178835>
Bcc:
Subject: FW: [redacted] Richardson
Date: Mon Jul 07 2008 15:38:34 EDT
Attachments: EAS

Michelle,

Attachments:
Picture (Metafile) (30298 Bytes)

Document ID: 0.7.1020.23059

Attachment Name: BAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440
\U209440.PST:00000000746c58cc138c2049af3c5543fcf70adea4432200:
:0100db259b29033d4718a4ea29da998029458268517f1086c7b023433be94a4a425b

Reason: : This file is empty (i.e., its length is zero bytes)

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>; Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
Cc: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A.
</o=wamu/ou=sea/cn=recipients/cn=u178835>; Coker, Darlene
</o=wamu/ou=sea/cn=recipients/cn=u60338426157200>
Bcc:
Subject: RE:[redacted]Richardson
Date: Mon Jul 07 2008 15:49:35 EDT
Attachments:

Michelle, can you please get this changed today as this is a highly escalated matter.

From:	Rogers, Savannah L. <\/o=wamu/ou=sea/cn=recipients/cn=u191622>
To:	Battaglia, Paul J. <\/o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	Thorn, Ann <\/o=wamu/ou=sea/cn=recipients/cn=u604980>; Coker, Darlene <\/o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. <\/o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. <\/o=wamu/ou=sea/cn=recipients/cn=u690674>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Tue Jul 08 2008 08:41:51 EDT
Attachments:	

Paul,

From: Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>

To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>

Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A.
</o=wamu/ou=sea/cn=recipients/cn=u178835>

Bcc:
Subject: RE: [redacted] Richardson
Date: Thu Jul 03 2008 10:50:30 EDT
Attachments:

Savannah

[redacted]

From: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>
To: Thomas, Michelle M.
</o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
Cc: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Bcc:
Subject: FW: [redacted] Richardson
Date: Thu Jul 03 2008 10:37:34 EDT
Attachments:

Hi Michelle,

From: Thom, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Beal, Pamela S.
</o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
Bcc:
Subject: RE: [redacted] Richardson
Date: Thu Jul 03 2008 10:18:40 EDT
Attachments:

Ok, that is probably going to be a problem.....

From: Mathis, Julie A
</o=wamu/ou=sea/cn=recipients/cn=u692185>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: [redacted] Richardson
Date: Tue Jun 24 2008 16:58:56 EDT
Attachments:

I will be out of the office Wednesday, June 25th. I will return on Monday, July 7th. If you need immediate attention, please contact Nicol Peters for short sale matters and Pam Beal on modification matters.

Thank you,

Julie Mathis

From: Thom, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Out of Office AutoReply: [redacted] Richardson
Date: Tue Jun 24 2008 16:58:54 EDT
Attachments:

I will be out of the office Wednesday, June 25th with limited access to email. If you need immediate assistant, please contact Sue Oakley at susan.oakley@wamu.net

Thank you
Ann

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Richardson
Date: Fri Jun 06 2008 12:27:38 EDT
Attachments:

She was not prepared to discuss financials today. We sent her the financial package via email and she said she will have it done by Tuesday or Wednesday.

Moving onto Evander.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Adams, Carolyn
</o=wamu/ou=sea/cn=recipients/cn=u126602>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Hyde, Arlene M.
</o=wamu/ou=sea/cn=recipients/cn=u227900>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: FW: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 16:17:19 EDT
Attachments:

Hi, Carolyn.
As a follow-up to our brief conversation earlier this morning, please see David's request below. I will give you a call shortly.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] cell
sara.gaugl@wamu.net

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Subject: RE: Richardson Coverage: Calculated Risk Blog

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Cc: Thorn, Ann; Owen, Jan L.; Elias, Alan
Subject: Richardson Coverage: Calculated Risk Blog

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UPDATED: A Congressional Speculator? - Calculated Risk
by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

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If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

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Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html>" that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's .

. . disgusting. At the risk of sounding like Angelo.

I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

According to Pete Viles at L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/us-rep-laura-ri.html>, She likes the Realtors, and they like her. She filed financial disclosure forms with the House Ethics Committee reporting the National Assn. of Realtors flew her to Las Vegas in November to help swear in the new president of the association, Realtor Dick Gaylord of Long Beach.

In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party. When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I 206.228 cell
sara.gaugl@wamu.net

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</o=wamu/ou=sea/cn=recipients/cn=u126602>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Hyde, Arlene M.
</o=wamu/ou=sea/cn=recipients/cn=u227900>
Bcc:
Subject: RE: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 19:12:45 EDT
Attachments:

We won't be able to get Ops input by EOD.

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 3:19 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Many thanks.

In terms of timing, David has asked for this information by EOD (today).

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC401 Seattle WA 98101
206.500.2822 direct I 206.228 cell
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From: Adams, Carolyn
Sent: Tuesday, May 27, 2008 3:09 PM
To: Gaugl, Sara C.
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Sure. What is your turn-around on this review? I don't think we've had anyone from ops look at the file yet - I think their input would be very helpful based on the HUD-1 I saw last week - do we have time?

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 3:01 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Yes, please.

Thank you, Carolyn.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
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sara.gaugl@wamu.net

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From: Adams, Carolyn
Sent: Tuesday, May 27, 2008 2:40 PM
To: Gaugl, Sara C.
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Sorry - I was at a meeting on 13 and just got back - do you need the origination file reviewed?

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 1:17 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.; Champney, Steven D.; Elias, Alan
Subject: FW: Richardson Coverage: Calculated Risk Blog

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Best,

Sara

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Home Loans Public Relations

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</o=wamu/ou=sea/cn=recipients/cn=u126602>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Hyde, Arlene M.
</o=wamu/ou=sea/cn=recipients/cn=u227900>
Bcc:
Subject: RE: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 18:19:03 EDT
Attachments:

Many thanks.

In terms of timing, David has asked for this information by EOD (today).

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Sent: Tuesday, May 27, 2008 3:09 PM
To: Gaugl, Sara C.
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Sure. What is your turn-around on this review? I don't think we've had anyone from ops look at the file yet - I think their input would be very helpful based on the HUD-1 I saw last week - do we have time?

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 3:01 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Yes, please.

Thank you, Carolyn.

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Best,

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UPDATED: A Congressional Speculator? - Calculated Risk
by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

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"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

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Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

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Bcc:
Subject: RE: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 18:01:20 EDT
Attachments:

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Now, Richardson has this <http://origin.mercurynews.com/breakingnews/ci_9363126> to say about herself:
"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html>" that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's . . . disgusting. At the risk of sounding like Angelo.

I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

According to Pete Viles at L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/us-rep-laura-ri.html>, She likes the Realtors, and they like her. She filed financial disclosure forms with the House Ethics Committee reporting the National Assn. of Realtors flew her to Las Vegas in November to help swear in the new president of the association, Realtor Dick Gaylord of Long Beach.

In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party. When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

Sara Gaugl
Home Loans Public Relations

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To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Richardson
Date: Tue Jun 03 2008 11:08:09 EDT
Attachments:

I just wanted to let you know that I have sent a copy of the rescission to Congresswoman this morning. Once it is recorded, we will get the Loss Mit package out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

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</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Strom, Erik E.
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Cc:
Bcc:
Subject: RE: Pelosi comments on Laura Richardson defaults
Date: Thu Jun 12 2008 17:14:30 EDT
Attachments:

Thanks for forwarding, Geri Ann.

Team, FYI below.

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Sent: Thursday, June 12, 2008 1:20 PM
To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults
By Erica Werner The Associated Press
<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."
Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.
But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi

said.
"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.
Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.
Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.
Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.
Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.
Richardson's spokesman, William Marshall, had no immediate comment Thursday.
California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.
Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.
"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

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Debate intensifies over Richardson home default

By Anthony York <http://www.capitolweekly.net/author.php?_adctlid=v%7Cjq2q43wvsl855o%7Cx4xst9degisvl5&xid=2> (published Thursday, May 22, 2008)

A Long Beach congresswoman who fell behind lin her payments on a $535,000 mortgage in Sacramento said in a written statement that she owns the home, but financial documents show the house was sold at public auction and has been in the possession of the buyer for weeks.

The auction for Rep. Laura Richardson's house, in Sacramento's Curtis Park neighborhood, took place on May 7. The transaction was detailed in public records filed with the county.

Richardson, a Democrat, a former Assembly member who was elected to the House last year, bought the 1,600-square-foot, three-bedroom house in January 2007, but soon fell behind in the payments.

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The story of Richardson's Sacramento home is more than a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, leaving nearly $600,000 in unpaid loans and fees, including nearly $9,000 in property taxes.

Richardson's decision to allow the loan to slide into default was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

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Richardson declined requests over several days to discuss her real estate transaction. She also was not immediately available to comment Thursday, according to her office.

In a carefully written statement released Wednesday evening, she challenged Capitol Weekly's story about "the residential property that I own in Sacramento," and said that it had not been subjected to foreclosure. She also said that she renegotiated a loan in connection with the transaction, but did not provide details.

"I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement -- with no special provisions. I fully intend to fulfill all financial obligations of this property," she said.

But financial records on file with the county show that Richardson does not own the home. The house was sold on May 7 at a public foreclosure auction for $388,001.

That auction originally had been scheduled for April 7, but was delayed a month, said James York, a Sacramento real estate broker who purchased the house from the trustee, the California Reconveyance Company. That transaction was officially recorded on May 9, and the deed transfer and sale were recorded on May 19. Documents associated with the transaction can be viewed here. <http://www.
capitolweekly.net/fs/global:file/article/jq2q6aq0qasen6_files/file/id/x4vnvhwqm2okig?_adctlid=v%
7Cjq2q43wvsl855o%7Cx4xst9degisvl5>

"It was a foreclosure auction. I took possession of the house as of May 7," said York, who has conducted numerous similar purchases, according to county records. (York is not related to the author of this article).

York, whose firm specializes in foreclosure sales, said that Richardson did not participate in the transaction, that the house had been vacant for some time and that he paid the funds to California Reconveyance, which handles foreclosure property and is owned by Washington Mutual, the original lender.

The sale forced the bank to "take a $200,000 write-off," York noted. In an earlier interview with the Daily Breeze of Torrance, which reported a detailed account of the transaction, he said the bank "took a

beating."

Tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment. At the time, the housing market was beginning to turn, but the severest impacts had not yet been felt. No-interest, "jumbo" loans-those more than $417,000-were still available from some lenders.

Richardson received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, 2008, a notice was filed with the county that Richardson's property would be sold at auction on April 7. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

The March 19 notice of trustee's sale also described the unpaid balance of Richardson's loan, held by Washington Mutual, at more than $576,000 - $40,000 more than the original mortgage. Tax records show $8,950 in unpaid property taxes.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000.

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson did not vote. She also did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure. Richardson said she missed the votes because of the death

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of her father.

Richardson did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her congressional campaign committee since declaring her congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for the money Richardson loaned to her campaign.

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The parts are just as good, but cheaper: Think generic versus brand-name drugs.

* Personnel Profile: Nicole Rice <http://www.capitolweekly.net/article.php?_adctlid=v%7Cjq2q43wvsl855o%7Cx4xst9degisvl5&issueld=x4tyolqkrlw0m0&xid=x4u5wlsk628gpn> by Capitol Staff
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:010015206d72b48e0a394e1d49af30d5a0ec013cad0626e02750c474e025433e83b6

Reason: : This file is empty (i.e., its length is zero bytes)

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: AP: Laura Richardson
Date: Fri May 23 2008 22:07:52 EDT
Attachments:

Hi team -
FYI, below.

From: Verdin, Tom [mailto:taverdin@ap.org]
Sent: Fri 05/23/2008 7:02 PM
To: Gaugl, Sara C.
Subject: RE: Laura Richardson

Sara, here's our first take on the Laura Richardson story tonight. Subsequent versions will have greater detail. Please let me know if WaMu wants to issue an updated statement.

Tom

¶ BC-CA--Congresswoman's House
¶ URGENT
¶ AP Interview: Calif. congresswoman says home sale 'improper'
¶ AP Interview: Calif. congresswoman claims sale of her Sacramento house shouldn't have happened
¶ Eds: APNewsNow. Will be led.
¶ ewfodtfotav1
¶ By ERICA WERNER
¶ Associated Press Writer
¶ 05-23-2008 18:36
¶ WASHINGTON (AP) _ California Congresswoman Laura Richardson claims the foreclosure auction of her Sacramento house was improper and contrary to a written agreement she had with her lender.

¶ In a lengthy interview with The Associated Press on Friday, the Southern California Democrat struck back against several days of negative publicity over reports she defaulted on her mortgage. Her house was sold at auction earlier this month.

¶ Richardson said that sale never should have happened and that she has renegotiated her loan to pay it off.
¶ She insisted that she is not getting special terms because she's a congresswoman.
¶ In fact, Richardson said the experience has allowed her to relate to the thousands of other Americans _ including many in her Los Angeles-area district _ confronted with foreclosures. She even

wants to testify before Congress about it.

¶

From: Verdin, Tom
Sent: Friday, May 23, 2008 6:27 PM
To: sara.gaugl@wamu.net
Subject: Laura Richardson

Sara, thank you for calling us back earlier this evening.

As it happens, our reporter in Washington who covers California's congressional delegation was on the phone with Laura Richardson while you and I were talking. In brief, Richardson is blaming WaMu. She claims she did not know her Sacramento house was being sold at auction and says WaMu told her no action would be taken on it until sometime next month.

She also claims to have documentation to support this claim but has yet to provide it to us.

We'll be moving a story based on Richardson's comments shortly.

Because AP did not have her statement when we spoke previously, I wanted to give WaMu an opportunity to respond.

We'll be sending our story in takes (individual bites will move before the final writethru), and I can send you those so you can see exactly what Richardson claims.

Regards,

Tom

Tom Verdin

Correspondent

Sacramento bureau
916-448-9555

<< OLE Object: Picture (Metafile) >>

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msk dccc60c6d2c3a6438f0cf467d9a4938

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From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: RE: Updated: Richardson update
Date: Fri May 30 2008 14:40:04 EDT
Attachments:

Liza- I am not sure we can reschedule however it is just an update- Monday will be a bigger meeting and we will work with everyone's schedules. Thanks, J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

-----Original Appointment-----
From: Russo, Elizabeth M. On Behalf Of Cook, Don
Sent: Friday, May 30, 2008 11:25 AM
To: Owen, Jan L.
Subject: Declined: Updated: Richardson update
When: Friday, May 30, 2008 12:30 PM-1:30 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: 877-709- passcode

Jan - can we please reschedule this meeting? Don has another meeting that will run until 1:00 (and then another one starting at 1:00 that he can't miss), so he won't be able to attend. Sorry for any confusion.

Thanks,
Liza Russo
Legal Assistant

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Kallner, Brad
</o=wamu/ou=sea/cn=recipients/cn=u234857>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>
Cc:
Bcc:
Subject: RE: (866) 723[illegible]bC | [illegible]
Date: Wed May 21 2008 20:43:20 EDT
Attachments:

Embedded below is Congresswoman Laura Richardson's statement to the media for your reference.
CONGRESSWOMAN LAURA RICHARDSON
For Immediate Release
May 21, 2008
The story published in the Capitol Weekly regarding residential property that I own in Sacramento requires clarification.
Within a 12-month period last year (2007-2008), I was a member of Long Beach City Council, the District Director for California Lt. Gov. Cruz Bustamante, a member of the California State Legislature, and, now a member of Congress. While the transitioning has impacted me personally, the residential property in Sacramento California is not in foreclosure and has NOT been seized by the bank.
I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement – with no special provisions. I fully intend to fulfill all financial obligations of this property.
On two housing bills that were cited by the Capitol Weekly, the allegation is that I recused myself from these votes. I did not. I was absent from Washington, D.C., and my duties in the House of Representatives due to the untimely death of my father and his subsequent funeral in California.
I understand that these homeownership issues are a reflection of what many Americans are going through as they fight to keep their homes and to remain financially stable.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | 206.228[illegible] cell
sara.gaugl@wamu.net

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From: Potashnick, Barbara A.
</o=wamu/ou=sea/cn=recipients/cn=u972031>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: FW: Richardson Update
Date: Thu Jun 19 2008 22:37:34 EDT
Attachments:

When: Thursday, June 19, 2008 10:00 AM-10:30 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.

[redacted]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
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Subject: Declined: Updated: Richardson Update
Date: Thu Jun 19 2008 11:48:39 EDT
Attachments:

From: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
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Cc:
Bcc:
Subject: Updated: Richardson Update
Date: Thu Jun 19 2008 22:37:36 EDT
Attachments:

StartTime: Thu Jun 19 13:00:00 Eastern Daylight Time 2008
EndTime: Thu Jun 19 13:30:00 Eastern Daylight Time 2008
Location: [redacted]
Invitees: Baptista, Geri Ann S.; Gaugl, Sara C.; Elias, Alan; Cook, Don; Potashnick, Barbara A.; Battaglia, Paul J.; Thom, Ann; Owen, Jan L.
Recurring: No
ShowReminder: No
Accepted: No

changing time to accommodate schedules

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
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Subject: Accepted: Richardson Update
Date: Wed Jun 18 2008 20:17:34 EDT
Attachments:

Document ID: 0900000480a4a0b6

From: Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
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Bcc:
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Date: Wed Jun 18 2008 20:10:30 EDT
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When: Thursday, June 19, 2008 9:00 AM-9:30 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.

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To: Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
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Bcc:
Subject: Email from Richardson
Date: Wed Jun 18 2008 19:38:11 EDT
Attachments:

All:

From: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc: Rodriguez, Adrian </o=wamu/ou=sea/cn=recipients/cn=u574568>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: Update York Comment Re: Sale
Date: Thu May 22 2008 22:13:27 EDT
Attachments:

All -
Please see below - York has now publicly offered to resell the home for $535,000 -- the same price Richardson payed for it in 2007. I will scan recent coverage in an effort to uncover additional info and will route to the team in advance of tomorrow's meeting. It also appears that Richardson has refrained from making further comments at this time.

L.A. Land: latimes.com <http://latimesblogs.latimes.com/laland/>

Buyer of Rep. Laura Richardson's house: She "walked away" <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html>

The Wall Street Journal quotes the buyer of U.S. Rep. Laura Richardson's Sacramento house as saying she walked away from the house, and can have it back if she wants it -- for the same price she paid for it in 2007.

Richardson (pictured) has denied a published report that her house went into foreclosure, <http://latimesblogs.latimes.com/laland/2008/05/report-lender-t.html>saying she worked with her lender to renegotiate her mortgage.

But James York, the Sacramento broker listed on public documents as the new buyer of the home, tells the Journal's "Developments" blog the congresswoman walked away from the mortgage: 'She's walked away from the property,' he said. 'I would be happy to resell her the home for the $535,000.'

That would represent a tidy profit for York, who reportedly bought the Richardson house at auction for $388,000.

Richardson's office has not answered questions about the Sacramento home. In a statement Wednesday, the Democrat from Long Beach said the house "is not in foreclosure" and that she had reached an agreement with her lender on a loan modification.

Sara Gaugl
Home Loans Public Relations

WaMu

1301 Second Avenue | WMC40 | Seattle WA 98101
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sara.gaugl@wamu.net

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From: Adams, Carolyn
</o=wamu/ou=sea/cn=recipients/cn=u126602>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Bcc:
Subject: AP story - excerpt below
Date: Thu May 22 2008 13:50:26 EDT
Attachments:

I'm sure you have seen this - do you need anything from us?

AP
Calif. congresswoman's home threatened with repo
Thursday May 22, 11:49 am ET
By Don Thompson, Associated Press Writer

Calif. congresswoman's home threatened with repossession after she fails to pay mortgage
SACRAMENTO, Calif. (AP) -- Rep. Laura Richardson has an unusual perspective on the housing foreclosure bills moving through Congress: One of her own homes was threatened with repossession after she failed to pay the mortgage.
Richardson, a Southern California Democrat, bought a two-story home in a leafy, upper-middle-class neighborhood of Sacramento in January 2007, just months after winning a seat in the state Assembly. She bought the three-bedroom, 1 1/2-bath home in the state capital for $535,500. The bill collectors started knocking soon after, according to records reviewed Wednesday by The Associated Press.
The city utility department placed a lien on her property in June 2007 for $154 in unpaid bills, according to documents at the Sacramento County recorder's office. In December, she received a default notice on the mortgage from the collection agency of Washington Mutual Inc., her lender. At that point, she owed $18,356.

(more posted on yahoo.com)

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
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Cc:
Bcc:
Subject: Congresswoman's Home Sold in Foreclosure Auction
Date: Thu May 22 2008 12:29:24 EDT
Attachments:

FYI. Please see bolded text below.

Congresswoman's Home Sold in Foreclosure Auction - WSJ
Congress has turned its attention to solving the foreclosure crisis even as one of its members has lost a home in a foreclosure auction.
The Sacramento home of Rep. Laura Richardson was sold in a public auction two weeks ago for $388,000. The Southern California Democrat bought the house for $535,000 with no money down in January 2007 and owed nearly $575,000 to Washington Mutual when the mortgage was sold earlier this month at a significant loss to Red Rock Mortgage Inc.
Rep. Richardson, a former Long Beach city council member, bought the home after winning a seat in California's state assembly. She maintains her primary residence, a four-bedroom home, in her Long Beach district. Months later, Rep. Richardson ran in a hard-fought election for the congressional seat, which was vacated when the late Rep. Juanita Millender-McDonald died from cancer. To fund that campaign, Rep. Richardson lent herself more than $75,000 and stopped making payments on the Sacramento home around the same time.
The story was first reported by the Capitol Weekly, a Sacramento publication.
Rep. Richardson said in a statement Wednesday that the home is not in foreclosure and had not been seized by the bank. "I have worked with my lender to complete a loan modification and have renegotiated the terms of the agreement - with no special provisions. I fully intend to fulfill all financial obligations of this property."
But James York, the Sacramento broker who bought Richardson's house at auction, told the Long Beach Press-Telegram that he planned to resell the home. The three-bedroom, 1.5-bathroom house sits on a 1,600 square foot parcel.
Richardson didn't vote on the housing rescue deal that passed the House of Representatives two weeks ago and in a statement attributed her absence to her father's funeral. But Richardson did vote last fall in favor of the Mortgage Forgiveness Debt Relief Act, which passed and prevents the federal government from charging income tax on debt forgiven as a consequence of foreclosure. -Nick Timiraos

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Elias, Alan
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</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
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</o=wamu/ou=sea/cn=recipients/cn=u214145>
Bcc:
Subject: Comments by York re: Foreclosure Sale
Date: Wed May 28 2008 04:08:30 EDT
Attachments:

Paul and Don -

Gene Maddaus posted an update to his earlier articles about an hour ago - see below. The story, which focuses on the validity of the foreclosure sale, includes numerous comments made by James York re: his current position.

In part, he says he's going to hang on to the house and would be surprised if WaMu sues to get it back. He then goes on to say that in this particular case, there isn't anything for WaMu to gain on the backside except for a congresswoman's good will.

Ann: You should also be aware that Richardson described her agreement with WaMu as a loan modification, and said she had begun making payments on it. I know that you've already discussed this with her directly, but wanted to give you a heads up.

- Sara

Richardson faces fight for house

SOUTH BAY: Odds seem to be against the congresswoman getting her auctioned home back.

By Gene Maddaus

05/27/2008 11:38:22 PM PDT

South Bay Rep. Laura Richardson will face an uphill fight as she tries to reclaim her Sacramento house, which was sold in a foreclosure auction three weeks ago.

Richardson, a first-year Democrat, said last week that she is working with her lender to try to rescind the auction on the grounds that it was held in error.

A real estate broker, James York, bought the house May 7 for $388,000. Richardson argues that she had previously made an agreement with her lender, Washington Mutual, to reinstate her loan, which should make the auction invalid.

But several attorneys said Tuesday that the law in such cases is stacked in favor of the buyer at a foreclosure auction. Only in rare cases can an auction be overturned.

"It's gonna be very, very hard - even if the sale itself was improper - to get the sale reversed," said Richard Timan, an attorney who has handled similar cases. "People who don't make payments are not beloved by judges."

York said Tuesday that he plans on hanging on to the house and would be surprised if Washington Mutual sues to get it back.

"I'm not too worried about it," he said. "Once you get the deed, it's pretty much a done deal."

In California, two appellate decisions from 2005 deal with such cases.

In Melendrez v. D&I Investment Inc., the court held that a foreclosure sale was valid, even though the Melendrez family, of Watsonville, believed it had agreed to a repayment plan and had begun making payments.

"The Melendrez family had the same claim as the congresswoman does," said Timan, the plaintiff's attorney on the case, "which is that they had actually worked out a deal with the bank, and the bank hadn't documented it properly."

But all that mattered to the appellate court in that case was that D&I Investment was a "bona fide purchaser" - meaning, essentially, that the company bought the house in a fair auction, without committing fraud. The auction was upheld.

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The other case, Bank of America v. La Jolla Group II, offers a ray of hope for Richardson. In that case, the Selesia family of Fresno fell behind on a loan with Bank of America. Before an auction was held, the family paid the entire arrearage on the loan. But the auction was erroneously held anyway, and the La Jolla Group II purchased the property.

The court voided the auction.

"Now it opens up the door for almost any sale to be challenged," said Susan Moore, who argued the case for the La Jolla Group II. "The trend seems to be moving more towards favoring the homeowner."

Richardson - who has also defaulted on her two other homes in Long Beach and San Pedro - described her agreement with Washington Mutual as a loan modification, and she said she had begun making payments on it.

Glenn Wechsler, who argued for Bank of America, noted that his case was limited to a reinstatement in which the entire arrearage was paid. He said he was unaware of a precedent that dealt directly with Richardson's circumstances.

But he said that often borrowers think they have an agreement to stop a foreclosure, when they don't. Assuming York is a bona fide purchaser, a judge will start from the "conclusive presumption" that the foreclosure sale was valid, Wechsler said.

York said the Bank of America case does not apply because Richardson did not pay off the entire arrearage.

"I know that for a fact," he said. "If I knew that she sent the money in on time, I would probably be thinking something different. But I know she didn't send it."

Additionally, he said he did not see why Washington Mutual would want to sue him to get the loan back.

"When the market was sky high, we would end up in lawsuits because there was equity in all the homes, and there's actually something to gain," he said. "In this case, there isn't anything to gain on the backside, except for a congresswoman's good will."

Without a reinstatement, Richardson will be unable to repay the $9,000 in back taxes on the property.

As it stands, York has assumed responsibility for Richardson's tax bill.

Sara Gaugl
Home Loans Public Relations

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sara.gaugl@wamu.net

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
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</o=wamu/ou=sea/cn=recipients/cn=u214145>
Bcc:
Subject: Update: Congresswoman obtains spokesperson
Date: Tue May 27 2008 22:24:02 EDT
Attachments:

All:
FYI - it appears that Congresswoman Richardson has now engaged a spokesperson -- William Marshall. Among other things, he states that Ms. Richardson is awaiting clarification from WaMu as to whether she had secured new loan terms in time, but that she is still in fact the owner of her Sacramento home (though public records state otherwise).

I'll continue to let you know of any other new developments as reported by the media.

- Sara

Rep. Richardson defaulted on three Calif. home loans - The Hill
By Jared Allen
05/27/08

The tale of Rep. Laura Richardson's (D) personal housing crisis got even more captivating Tuesday as her office said the freshman lawmaker defaulted on loans she took out for not just one, but three, California homes.

The news of one of Richardson's properties recently being sold at auction captured widespread attention last week in the wake of the nation's housing crisis. But that was only part of the story.

Richardson's office said Tuesday she has caught up on her payments and renegotiated the terms of loans she took out to purchase homes in San Pedro and Long Beach, Calif. Her office confirmed that the lawmaker defaulted on both of these homes and was risking foreclosure when she went months without making payments.

A third home that Richardson borrowed heavily to move into in Sacramento was sold at auction earlier this month - at a $150,000 loss to the bank that issued her the $535,000 loan.

William Marshall, a spokesman for Richardson, said on Tuesday that she was still awaiting clarification from her lender, Washington Mutual, as to whether she had secured new loan terms in time and was still, in fact, the owner of the home.

Richardson told The Associated Press on Friday that she was surprised to learn that the home was sold at the May 7 auction. She claimed that the sale never should have happened because she had

renegotiated her loan to pay it off.

Even as that was happening, ethics watchdogs were crying foul over Richardson's personal finances and questioning how she was able to lend her campaign to Congress $77,500 in the midst of multiple home loan defaults.

Federal Election Commission (FEC) reports show that Richardson loaned her campaign a total of $77,500 - in three installments - between June and July of 2007.

Richardson's year-end FEC filing showed that her campaign still had $331,000 worth of debt but $116,000 cash-on-hand.

Marshall was unable to immediately answer questions about whether Richardson borrowed against any of her home equity - from homes she defaulted on - to finance her House campaign.

But he did not dispute reports that Richardson had done the very same thing the year prior when she borrowed $100,000 against her Long Beach home - whose mortgage she later defaulted on - to loan to her campaign for the California General Assembly. She repaid that personal loan in its entirety, according to Los Angeles media outlets.

Melanie Sloan, executive director of the Citizens for Responsibility and Ethics in Washington, criticized Richardson for falling deeper into debt while choosing to spend more than $77,500 of her own money on her campaign. She suggested that Richardson's actions only demonstrated her belief that winning a seat in Congress is more important that practicing personal fiscal responsibility.

Sloan added Richardson should not be in the situation she is while making a congressional salary when homeowners around the country making $50,000 or less are struggling to pay their debts.

"Truthfully, it's appalling," Sloan said.

Meredith McGehee, policy director for the Campaign Legal Center, said it would be reasonable for the FEC to look into the timing of the loan against the timeline of Richardson's home loan defaults.

"In situations like this it's very important for whoever loaned her the money to demonstrate that they treated her equitably, not favorably," McGehee said. "Otherwise, you're getting into a situation of a corporate underwriting of a campaign."

Richardson's FEC reports do not spell out the terms of her personal loans to her campaign.

Richardson originally came under scrutiny last week when it was learned that a home she owned in Sacramento was sold at auction after it went into foreclosure.

As well as her $535,000 home in Sacramento, a home that Richardson owned in San Pedro - which she borrowed $359,000 to obtain - went into default in September 2007 when she became more than $12,000 behind in her payments.

In addition, Richardson's primary residence in Long Beach went into default just two months ago after she failed to make a payment for four months and owed nearly $20,000 on the property. Marshall declined to give details of the new loans that he said Richardson was able to secure.

Richardson last week told reporters in California that her experience makes her particularly well-suited to help Congress legislate a solution to the nation's housing crisis, saying she hoped to testify before congressional committees on the issue.

And when Congress returns following the Memorial Day recess, reconciling the House and Senate versions of the legislation designed to help the housing market rebound will be on the top of the

agenda.

Richardson did not vote on the version of the Foreclosure Prevention Act that passed the House, but said she missed the vote only because she was attending her father's funeral.

Richardson was a member of the Long Beach City Council when she won a California General Assembly seat in November 2006, months before she purchased the home in Sacramento. She won the congressional seat the following year in the special election to replace the late Rep. Juanita Millender-McDonald (D).

Sara Gaugl
Home Loans Public Relations

WaMu
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sara.gaugl@wamu.net

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From:	Cook, Don <\/o=wamu/ou=sea/cn=recipients/cn=u578890>
To:	Elias, Alan <\/o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Gaugl, Sara C. <\/o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L. <\/o=wamu/ou=sea/cn=recipients/cn=u146276>; Baptista, Geri Ann S. <\/o=wamu/ou=sea/cn=recipients/cn=u255251>; Parker, Gary L. <\/o=wamu/ou=sea/cn=recipients/cn=u142170>
Cc:	Berens, John <\/o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D. <\/o=wamu/ou=sea/cn=recipients/cn=u214145>; Thorn, Ann <\/o=wamu/ou=sea/cn=recipients/cn=u604980>; Brennan, Carey <\/o=wamu/ou=sea/cn=recipients/cn=u136338>; Potashnick, Barbara A. <\/o=wamu/ou=sea/cn=recipients/cn=u972031>
Bcc:	
Subject:	FW: 001 Complaint Filed 6-12-08.pdf - Adobe Acrobat Professional
Date:	Fri Jun 13 2008 21:19:50 EDT
Attachments:	EAS

This is a heads-up for media coverage. Sara received information from the media that Mr. York had filed suit against us relating to the Laura Richardson loan. Our attorney had not received a copy of the complaint (to our knowledge we have not yet been served), but he was advised that he could obtain a copy of it from the court's Web site. I have not yet reviewed the complaint, but it is attached for your information.

Please let me know if you have any questions.

From: Martin T. McGuinn [redacted]
Sent: Friday, June 13, 2008 5:42 PM
To: Battaglia, Paul J.
Cc: Cook, Don
Subject: 001 Complaint Filed 6-12-08.pdf - Adobe Acrobat Professional

Gentlemen:

Copy of complaint which was filed yesterday by Red Rock. I will review it shortly.

Marty

Martin T. McGuinn

Kirby & McGuinn, A P.C.

600 B Street, Ste. 1950

San Diego, CA 92101

mmcguinn

Direct Dial: (619) 525

Direct Fax: (619) 525

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Attachments:
001 Complaint Filed 6-12-08 (1710201 Bytes)

Document ID: 0.7.1015.43505

Attachment Name: EAS

Locator: esa.pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\DON_COOK_578990\U578890.PST:00000000bec5857bdf4c7643954812017 3afcbf924a12700:
:01001c455f6a35990dd8d7ad8010e462a5d9718af85bb609402dd1174cdd65529fb39

Reason: : This file is empty (i.e., its length is zero bytes)

From: Adams, Carolyn
</o=wamu/ou=sea/cn=recipients/cn=u126602>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Hyde, Arlene M.
</o=wamu/ou=sea/cn=recipients/cn=u227900>
Bcc:
Subject: RE: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 18:09:16 EDT
Attachments:

Sure. What is your turn-around on this review? I don't think we've had anyone from ops look at the file yet - I think their input would be very helpful based on the HUD-1 I saw last week - do we have time?

\

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 3:01 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Yes, please.

Thank you, Carolyn.

Sara Gaugl
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From: Adams, Carolyn
Sent: Tuesday, May 27, 2008 2:40 PM
To: Gaugl, Sara C.
Cc: Cook, Don; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Sorry - I was at a meeting on 13 and just got back - do you need the origination file reviewed?

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 1:17 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.; Champney, Steven D.; Elias, Alan
Subject: FW: Richardson Coverage: Calculated Risk Blog

Hi, Carolyn.
As a follow-up to our brief conversation earlier this morning, please see David's request below. I will give you a call shortly.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

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206.500.2822 direct [illegible] [illegible]ell
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Schneider, David C.
Sent: Tuesday, May 27, 2008 12:46 PM
To: Gaugl, Sara C.
Cc: Champney, Steven D.; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Can you get me the information on the original loan? Today please.

You can have this done by the channel that originated the deal.

ds

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 12:31 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
Cc: Thorn, Ann; Owen, Jan L.; Elias, Alan
Subject: Richardson Coverage: Calculated Risk Blog

All:
As expected, coverage on Congresswoman Richardson's financial situation has continued to evolve after it was reported on Friday that she has defaulted on other loans – including her primary residence. I'm forwarding the blog posting embedded below in particular, as it reflects the current viewpoint among

other journalists and links to key articles/postings published to date.

- Sara

UPDATED: A Congressional Speculator? - Calculated Risk
by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

* * * * * *

I have been watching the story of Representative Laura Richardson and her foreclosure woes for a while now, while heretofore hesitating to post on it. For one thing, the original story--a member of Congress losing her expensive second home to foreclosure--had that kind of celebrity car-crash quality to it that I'm not especially interested in for the purposes of this blog. For another thing, posting about anything even tangentially related to politics invites the kind of comments that personally bore me to tears.

All that is still true, but the story has taken such an unfortunate turn that I feel obligated to weigh in on it. Specifically, Rep. Richardson is threatening us <http://origin.mercurynews.com/breakingnews/ci_9363126>:

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

* * * * * * * * * *

The story was originally reported in the Sacramento Capitol Weekly <http://www.capitolweekly.net/article.php?_adctid=v%7Cjq2q43wvsl855o%7Cx4vss6731uskip&issueid=x4tyolqkrlw0m0&xid=x4ptlrmv0w0r6x>, and picked up by the Wall Street Journal <http://blogs.wsj.com/developments/2008/05/22/congresswomans-home-sold-in-foreclosure-auction/>, and thence covered by a number of blogs, with the storyline being that Rep. Richardson "walked away" from her home, a second home she purchased in Sacramento after being elected to the State Assembly. The "walk away" part came from a remark made by the real estate investor who purchased the home at the foreclosure auction, not Rep. Richardson or anyone who could be expected to understand her financial situation, but that didn't stop the phrase "walk away" from headlining <http://globaleconomicanalysis.blogspot.com/2008/05/congresswoman-walks-away.html> blog <http://optionarmageddon.blogspot.com/2008/05/update-on-walk-away-congresswoman.html> posts <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html>.

Rep. Richardson has variously claimed at different times that the house was not in foreclosure, that she had worked out a modification with the lender, and that the lender improperly foreclosed after having agreed to accept her payments. Frankly, unless and until Rep. Richardson gives her lender,

Washington Mutual, permission to tell its side of the story--I'm not holding my breath on that--we're unlikely to be able to sort out this mess of claims to my satisfaction, at least.

It's possible that WaMu screwed this up--that it accepted payments on a workout plan with the understanding that foreclosure was "on hold" and then sold the property at auction the next week anyway. It's possible that Richardson's version of what went on is muddled, too. Without some more hard information I'm not inclined to assume the servicer did most of the screwing up, if for no other reason that we didn't find out until late yesterday, courtesy of the L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/richardson-says.html> and Foreclosure Truth <http://www.foreclosuretruth.com/blog/sean/foreclosure-crisis-gets-personal-rep-laura-richardson> blogs, that Richardson's other home--her primary residence--was also in foreclosure proceedings as recently as March of this year, a detail that as far as I can tell Richardson never disclosed in all the previous discussion of the facts surrounding the foreclosure of her second home.

What part of this I am most interested in, right now, is the question of what in the hell exactly Richardson was thinking when she bought the Sacramento home in the first place. Since the story is quite complex, let's get straight on a few details. Richardson was a Long Beach City Council member who was elected to the state legislature in November of 2006. In January of 2007 she purchased a second home in Sacramento, presumably to live in during the Assembly session. In April 2007, the U.S. Congressional Representative from Richardson's district died, and Richardson entered an expensive race for that seat, winning in a special election in August of 2007. By December 2007 the Sacramento home was in default, and it was foreclosed in early May of 2008. The consensus in the published reports seems to be that Richardson spent what money she had on her campaign, not her bills.

According to the AP <http://origin.mercurynews.com/breakingnews/ci_9363126>:
Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

It seems to me that all this focus on what happened after she bought the Sacramento home--running for the suddenly-available Congressional seat, changing jobs, etc.--is obscuring the issue of the original transaction.

In November of 2006, Richardson already owned a home in Long Beach. As a newly-elected state representative, she would have been required to maintain her principal residence in her district, but she would also have had to make some arrangements for staying in Sacramento during Assembly sessions, given the length of the commute from L.A. County to the state capitol. She seems to have told the AP reporter that "Lawmakers are required to maintain two residences while other people don't have to," which is not exactly the way I'd have put it. Lawmakers are required to maintain one primary residence (which need not be owned) in their district. They are not required to buy a home at the capitol (of California or the U.S.); many legislators do rent. Richardson is a single woman with no children, yet she felt "required" to purchase a 3-bedroom, 1 1/2 bathroom home in what sounds like one of Sacramento's pricier neighborhoods for $535,500, with no downpayment and with $15,000 in closing cost contributions from the property seller. (The NAR median price in Sacramento in the first quarter of 2007 was $365,300 <http://www.usatoday.com/money/economy/housing/2008-05-13-q1-homeprices_N.htm>.)

I have no idea what loan terms Richardson got for a 100% LTV second home purchase in January 2007, but I'm going to guess that if she got something like a 7.00% interest only loan (without additional mortgage insurance), she got a pretty darn good deal. If she got that good a deal, her monthly interest payment would have been $3123.75. Assuming taxes and insurance of 1.50% of the property value, her total payment would have been $3793.13.

The AP reports that Richardson's salary as a state representative was $113,000 in 2007, and she received $20,000 in per diem payments (which are, of course, intended to offset the additional expense

of traveling to and staying in the Capitol during sessions). I assume the per diem is non-taxable, so I'll gross it up to $25,000. That gives me an annual income of $138,000 or a gross monthly income of $11,500.

The total payment on the second home, then, with my sunny assumptions about loan terms, comes to 33% of Richardson's gross income. I have no idea what the payment is for her principal residence in Long Beach. I have no idea what other debt she might have. I am ignoring her congressional race and job changes and all that because at the point she took out this mortgage, that was all in the future and Richardson didn't know that the incumbent would die suddenly and all that. I'm just trying to figure out what went through this woman's mind when she decided it was a wise financial move to spend one-third of her pre-tax income on a second home. (There's no point trying to figure out what went through the lender's mind at the time. There just isn't.)

Now, Richardson has this <http://origin.mercurynews.com/breakingnews/ci_9363126> to say about herself:
"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html>" that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's . . . disgusting. At the risk of sounding like Angelo.

I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

According to Pete Viles at L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/us-rep-laura-ri.html>, She likes the Realtors, and they like her. She filed financial disclosure forms with the House Ethics Committee reporting the National Assn. of Realtors flew her to Las Vegas in November to help swear in the new president of the association, Realtor Dick Gaylord of Long Beach.

In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party.

When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

Sara Gaugl
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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure
Date: Wed May 21 2008 15:34:09 EDT
Attachments:

As we're discussing.

Sara Gaugl
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-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 10:24 AM
To: Kallner, Brad
Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan
Subject: Research Needed: Congresswoman Richardson/Foreclosure
Importance: High

Brad -
Please see the article embedded below for more detail, but long story short, Congresswoman Laura Richardson appears to have defaulted on her WaMu loan (second home) and on March 19, a notice was filed with the county that her property would be sold at auction.

Congresswoman Richardson initially declined to comment, however, Jan Owen has learned from the Congresswoman that she plans to communicate to The Washington Post that she has established a repayment plan with WaMu.

Would you please look into Congresswoman Richardson's situation as soon as possible so that we understand the facts? Her loan number is

Many thanks,

Sara

Sara Gaugl
Home Loans Public Relations

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-----Original Message-----
From: Owen, Jan L.
Sent: Wednesday, May 21, 2008 8:36 AM
To: Riley, Olivia; Gaugl, Sara C.; Gaspard, Scott; Watson, Alison
Subject: Fw: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Here we go. I am am in meeting and will call in a minute.

----- Original Message -----
From: Kevin Gould <KGould@CalBankers.com>
To: FSIR Meeting Group <FSIRMeetingGroup@CalBankers.com>
Sent: Wed May 21 08:01:35 2008
Subject: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Foreclosure tale shows that nobody is immune from crisis

By Anthony York (published Tuesday, May 20, 2008)

As the real estate market softened in 2007, the new owner of a three-bedroom, 1,600-square-foot house in Sacramento's Curtis Park neighborhood ran into trouble. The house that was purchased for $535,000 in January had lost equity. The owner fell behind in her payments, and eventually, the bank seized the home.

What makes this story different from the thousands like it is that the owner of this house was a member of Congress.

The story of the foreclosure of Long Beach Democrat Laura Richardson's Sacramento home is a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, and eventually walked away from it, leaving nearly $600,000 in unpaid loans and fees.

Richardson's decision to let the house slip into foreclosure was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be

paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

Richardson declined to comment for this story.

But tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment, even though the housing market was beginning to turn.

A March 19, 2008 notice of trustee's sale indicates that the unpaid balance of Richardson's loan, which is held by Washington Mutual, is more than $578,000 -$40,000 more than the original mortgage.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her Congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson has recused herself. She did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure.

Richardson also did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her Congressional campaign committee since declaring her Congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for

the money Richardson loaned to her campaign.

According to documents at the Sacramento County Clerk's office , Richardson first received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, a notice was filed with the county that Richardson's property would be sold at auction. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Richardson / Long Beach Press-Telegram
Date: Mon Jun 09 2008 20:00:19 EDT
Attachments:

FYI, below. The latest Richardson update.....

37th District Rep. Laura Richardson left car bills unpaid - Long Beach Press-Telegram
By Paul Eakins, Staff Writer
LONG BEACH - Car trouble takes on a new meaning when it comes to financially distressed Congresswoman Laura Richardson.
In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week.
The next day, Richardson began using a city-owned vehicle - putting almost 31,000 miles on it in about a year - and continued driving the car five days after she had left the council to serve in the state Assembly, city records show.
Richardson, 46, didn't return phone calls seeking comment this week.
These are just the newest revelations of Richardson's ongoing financial problems and instances of her unpaid debts.
Last month, it was reported that Richardson's Sacramento home, where she had lived during her brief Assembly stint before moving on to Congress, had fallen into foreclosure and been sold at auction.
Further investigation revealed she had defaulted on that house and two others in Long Beach and San Pedro a total of eight times since 2004.
Meanwhile, Richardson was lending money to her campaigns as she embarked on an unprecedented rise to power from council to Assembly to Congress in one year. On Tuesday, she won the Democratic nomination to serve her first full, two-year term in Congress, and she is unchallenged in the November general election.
Unpaid and abandoned
Richardson's car problems all started with a shimmy.
In October 2005, her 1999 four-door 740iL BMW had an odd vibration in the front, so she took it to Signal Hill Foreign Auto Service, according to Leo Labreche, the shop owner.
Mechanics there fixed the car and replaced some worn parts, but when Richardson picked up her vehicle, she said she didn't have the money to pay the $735 bill, Labreche said. Because Richardson was a council member, Labreche let her take the car, assuming that she was good for the money, he said.
"She had picked the car up and was going to come back and pay the bill, and she never did," Labreche said.
Labreche said he spent months leaving messages on Richardson's cell phone voice mail, then he got a collection agency involved, but still the bill went unpaid.
"I couldn't get through to her, and then when the collection agency couldn't do anything, I thought, 'There's nothing I'm going to be able to do,'" Labreche said.
But on Tuesday, after the Press-Telegram requested an interview with Richardson to discuss the 2 1/2-year-old unpaid bill, she went to the auto shop and paid Labreche, he said.

Similarly, Richardson last week paid off a $150 printing bill owed to a local company following published reports about the debt.
Richardson also settled a bill Tuesday with another mechanic, Alvin's Auto Body in Signal Hill, only this time she came out ahead, in a sense.
About one month after Richardson had taken her BMW to Labreche for work, she got into a car accident that tore up the front left corner of her car, leaving it undriveable.
She initially had it towed back to Labreche for repairs, even though she still owed him money. But Labreche doesn't do auto body work.
So the car was sent to Alvin's Auto Body, which received the BMW on Nov. 17, 2005, according to owner Bob Lillegard.
But Lillegard never heard from Richardson or her insurance company, he said.
"I'd call her office, and they'd say she was too busy," Lillegard said. "I couldn't get through to her."
The BMW's extensive damage would have cost about $9,000 to repair, Lillegard said, which he suggested might have been more than the car was worth. The "Kelley Blue Book" Web site says a 1999 740iL BMW with standard options and 100,000 miles has a retail value of about $15,000 today.
In December 2005, Lillegard filed for a mechanic's lien on Richardson's car to pay the towing, storage and administrative costs, he said. Lillegard said the lien was finalized in February 2006 and he sold the car to a junkyard, though a few days later - too late - Richardson sent him money to put toward the bill.
The junkyard bought the BMW for $3,500, so Lillegard took the $2,100 he said was owed him, and when Richardson went to the body shop on Tuesday, he paid her the difference, he said.
A city ride
After the accident that led to Richardson abandoning her car, she apparently was without transportation.
So, on Nov. 18, one day after her BMW was towed to Lillegard's shop, she checked out a city-owned Toyota Prius to use for her council business, according to city Fleet Services Bureau records cited by city spokeswoman Meredith Reynolds.
Reynolds said that the Prius was issued to Richardson that day, and that it was returned more than a year later, a few days after Richardson had ended her council tenure.
In a letter acquired by the Press-Telegram from then-City Manager Jerry Miller to Richardson dated Dec. 5, 2006, Miller asks Richardson to return her city vehicle, identified as a Prius.
According to the letter, Richardson's last day as a council member was Dec. 3, 2006. She was sworn into the Assembly the following day.
City Fleet Services records show that Richardson turned in the car on Dec. 8, 2006, Reynolds said.
During the one year and almost three weeks that Richardson had the Prius, she drove it 30,920 miles, Reynolds said. That amounts to an average of more than 80 miles per day, or about 2,400 miles per month, for Richardson's part-time council job in a 50-square-mile city.
By comparison, the only other two council members who used city vehicles during part or all of the same time period averaged 900 miles per month in one case and less than 400 miles per month in the other, according to figures provided by Reynolds.
Council members can either use their own vehicles for council business and receive a monthly car allowance from the city, or they may use city vehicles. However, city policy doesn't allow city vehicles to be used for personal use.
Richardson has never been shy about using city cars.
In 2001 and 2002, she had the highest vehicle expenses of any council member, in part by putting nearly 7,000 personal miles on her car in 2002. At the time, she and other council members told the Press-Telegram that they hadn't been aware of the no-personal-use rule.
In 2003, Richardson had been using a gas-guzzling Ford Expedition owned by the city, but switched to a Toyota Solara to save money. She told the Press-Telegram then that she soon would stop using a city vehicle altogether and would switch to a monthly car allowance.
She scrapped that effort in 2005 when she left her BMW at the auto body shop and again got behind the wheel of a city car.

Sara Gaugl
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WaMu

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This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Cc:
Bcc:
Subject: CNN Inquiry Re: Richardson
Date: Tue Jun 24 2008 17:49:45 EDT
Attachments:

Good afternoon.

[redacted]

From: Adams, Carolyn
</o=wamu/ou=sea/cn=recipients/cn=u126602>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Hyde, Arlene M.
</o=wamu/ou=sea/cn=recipients/cn=u227900>
Bcc:
Subject: RE: Richardson Coverage: Calculated Risk Blog
Date: Tue May 27 2008 17:39:31 EDT
Attachments:

Sorry - I was at a meeting on 13 and just got back - do you need the origination file reviewed?

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 1:17 PM
To: Adams, Carolyn
Cc: Cook, Don; Hyde, Arlene M.; Champney, Steven D.; Elias, Alan
Subject: FW: Richardson Coverage: Calculated Risk Blog

Hi, Carolyn,
As a follow-up to our brief conversation earlier this morning, please see David's request below. I will give you a call shortly.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | 206.228[illegible] | cell
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Schneider, David C.
Sent: Tuesday, May 27, 2008 12:46 PM
To: Gaugl, Sara C.
Cc: Champney, Steven D.; Hyde, Arlene M.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Can you get me the information on the original loan? Today please.

You can have this done by the channel that originated the deal.

ds

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 12:31 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
Cc: Thorn, Ann; Owen, Jan L.; Elias, Alan
Subject: Richardson Coverage: Calculated Risk Blog

All:
As expected, coverage on Congresswoman Richardson's financial situation has continued to evolve after it was reported on Friday that she has defaulted on other loans -- including her primary residence. I'm forwarding the blog posting embedded below in particular, as it reflects the current viewpoint among other journalists and links to key articles/postings published to date.

- Sara

UPDATED: A Congressional Speculator? - Calculated Risk
by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

* * * * * *

I have been watching the story of Representative Laura Richardson and her foreclosure woes for a while now, while heretofore hesitating to post on it. For one thing, the original story--a member of Congress losing her expensive second home to foreclosure--had that kind of celebrity car-crash quality to it that I'm not especially interested in for the purposes of this blog. For another thing, posting about anything even tangentially related to politics invites the kind of comments that personally bore me to tears.

All that is still true, but the story has taken such an unfortunate turn that I feel obligated to weigh in on it. Specifically, Rep. Richardson is threatening us <http://origin.mercurynews.com/breakingnews/ci_9363126>:

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

****

The story was originally reported in the Sacramento Capitol Weekly <http://www.capitolweekly.net/article.php?_adctid=v%7Cjq2q43wvsl655o%7Cx4vss6731uskip&issueid=x4tyolqkrlw0m0&xid=x4ptlrmv0w0r6x>, and picked up by the Wall Street Journal <http://blogs.wsj.com/developments/2008/05/22/congresswomans-home-sold-in-foreclosure-auction/>, and thence covered by a number of blogs, with the storyline being that Rep. Richardson "walked away" from her home, a second home she purchased in Sacramento after being elected to the State Assembly. The "walk away" part came from a remark made by the real estate investor who purchased the home at the foreclosure auction, not Rep. Richardson or anyone who could be expected to understand her financial situation, but that didn't stop the phrase "walk away" from headlining <http://globaleconomicanalysis.blogspot.com/2008/05/congresswoman-walks-away.html> blog <http://optionarmageddon.blogspot.com/2008/05/update-on-walk-away-congresswoman.html> posts <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html>.

Rep. Richardson has variously claimed at different times that the house was not in foreclosure, that she had worked out a modification with the lender, and that the lender improperly foreclosed after having agreed to accept her payments. Frankly, unless and until Rep. Richardson gives her lender, Washington Mutual, permission to tell its side of the story--I'm not holding my breath on that--we're unlikely to be able to sort out this mess of claims to my satisfaction, at least.

It's possible that WaMu screwed this up--that it accepted payments on a workout plan with the understanding that foreclosure was "on hold" and then sold the property at auction the next week anyway. It's possible that Richardson's version of what went on is muddled, too. Without some more hard information I'm not inclined to assume the servicer did most of the screwing up, if for no other reason that we didn't find out until late yesterday, courtesy of the L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/richardson-says.html> and Foreclosure Truth <http://www.foreclosuretruth.com/blog/sean/foreclosure-crisis-gets-personal-rep-laura-richardson> blogs, that Richardson's other home--her primary residence--was also in foreclosure proceedings as recently as March of this year, a detail that as far as I can tell Richardson never disclosed in all the previous discussion of the facts surrounding the foreclosure of her second home.

What part of this I am most interested in, right now, is the question of what in the hell exactly Richardson was thinking when she bought the Sacramento home in the first place. Since the story is quite complex, let's get straight on a few details. Richardson was a Long Beach City Council member who was elected to the state legislature in November of 2006. In January of 2007 she purchased a second home in Sacramento, presumably to live in during the Assembly session. In April 2007, the U.S. Congressional Representative from Richardson's district died, and Richardson entered an expensive race for that seat, winning in a special election in August of 2007. By December 2007 the Sacramento home was in default, and it was foreclosed in early May of 2008. The consensus in the published reports seems to be that Richardson spent what money she had on her campaign, not her bills.

According to the AP <http://origin.mercurynews.com/breakingnews/ci_9363126>:
Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

It seems to me that all this focus on what happened after she bought the Sacramento home--running for the suddenly-available Congressional seat, changing jobs, etc.--is obscuring the issue of the original transaction.

In November of 2006, Richardson already owned a home in Long Beach. As a newly-elected state representative, she would have been required to maintain her principal residence in her district, but she would also have had to make some arrangements for staying in Sacramento during Assembly sessions,

given the length of the commute from L.A. County to the state capitol. She seems to have told the AP reporter that "Lawmakers are required to maintain two residences while other people don't have to," which is not exactly the way I'd have put it. Lawmakers are required to maintain one primary residence (which need not be owned) in their district. They are not required to buy a home at the capitol (of California or the U.S.); many legislators do rent. Richardson is a single woman with no children, yet she felt "required" to purchase a 3-bedroom, 1 1/2 bathroom home in what sounds like one of Sacramento's pricier neighborhoods for $535,500, with no downpayment and with $15,000 in closing cost contributions from the property seller. (The NAR median price in Sacramento in the first quarter of 2007 was $365,300 <http://www.usatoday.com/money/economy/housing/2008-05-13-q1-homeprices_N.htm>.)

I have no idea what loan terms Richardson got for a 100% LTV second home purchase in January 2007, but I'm going to guess that if she got something like a 7.00% interest only loan (without additional mortgage insurance), she got a pretty darn good deal. If she got that good a deal, her monthly interest payment would have been $3123.75. Assuming taxes and insurance of 1.50% of the property value, her total payment would have been $3793.13.

The AP reports that Richardson's salary as a state representative was $113,000 in 2007, and she received $20,000 in per diem payments (which are, of course, intended to offset the additional expense of traveling to and staying in the Capitol during sessions). I assume the per diem is non-taxable, so I'll gross it up to $25,000. That gives me an annual income of $138,000 or a gross monthly income of $11,500.

The total payment on the second home, then, with my sunny assumptions about loan terms, comes to 33% of Richardson's gross income. I have no idea what the payment is for her principal residence in Long Beach. I have no idea what other debt she might have. I am ignoring her congressional race and job changes and all that because at the point she took out this mortgage, that was all in the future and Richardson didn't know that the incumbent would die suddenly and all that. I'm just trying to figure out what went through this woman's mind when she decided it was a wise financial move to spend one-third of her pre-tax income on a second home. (There's no point trying to figure out what went through the lender's mind at the time. There just isn't.)

Now, Richardson has this <http://origin.mercurynews.com/breakingnews/ci_9363126> to say about herself:
"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html>" that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's . . . disgusting. At the risk of sounding like Angelo.

I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

According to Pete Viles at L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/us-rep-laura-ri.html>, She likes the Realtors, and they like her. She filed financial disclosure forms with the House Ethics Committee reporting the National Assn. of Realtors flew her to Las Vegas in November to help swear in the new president of the association, Realtor Dick Gaylord of Long Beach.

In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party. When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

Sara Gaugl
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[redacted]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Richardson update
Date: Wed May 28 2008 13:35:16 EDT
Attachments:

[redacted]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Richardson Update
Date: Wed May 28 2008 16:15:47 EDT
Attachments:

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Woodcock, Wendy A.
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S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; GM QSM DTE
</o=wamu/ou=sea/cn=recipients/cn=qsmdte>; Kallner, Brad
</o=wamu/ou=sea/cn=recipients/cn=u234857>
Cc:
Bcc:
Subject: Congresswoman Richardson Update
Date: Wed May 21 2008 20:30:51 EDT
Attachments:

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Thorn, Ann
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</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Update on Richardson
Date: Fri May 23 2008 16:51:11 EDT
Attachments:

When: Tuesday, May 27, 2008 9:00 AM-10:00 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where:

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From:	Owen, Jan L.
	</o=wamu/ou=sea/cn=recipients/cn=u146276>
To:	Gaugl, Sara C.
	</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
	</o=wamu/ou=sea/cn=recipients/cn=u209440>; Woodcock, Wendy A.
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	</o=wamu/ou=sea/cn=recipients/cn=u604980>; Thorn, Ann
	</o=wamu/ou=sea/cn=recipients/cn=u604980>; Oakley, Susan B.
	</o=wamu/ou=sea/cn=recipients/cn=u258746>
Cc:	
Bcc:	
Subject:	Updated: Richardson update
Date:	Thu May 29 2008 10:03:58 EDT
Attachments:	

[redacted]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Accepted: Updated: Richardson Update
Date: Wed Jun 04 2008 18:00:37 EDT
Attachments:

[redacted]

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Updated: Richardson Update
Date: Wed Jun 04 2008 17:55:12 EDT
Attachments:

When: Thursday, June 05, 2008 4:00 PM-5:00 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: [redacted]

~~*~*~*~*~*~*~*~*

From:	Cook, Don <</o=wamu/ou=sea/cn=recipients/cn=u578890>
To:	Owen, Jan L. <</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Accepted: Richardson Update
Date:	Fri May 30 2008 16:05:35 EDT
Attachments:	

From: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A. </o=wamu/ou=sea/cn=recipients/cn=u690715>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>
Cc:
Bcc:
Subject: Update on Congresswoman Richardson
Date: Thu May 22 2008 19:51:01 EDT
Attachments:

From:	Cook, Don <</o=wamu/ou=sea/cn=recipients/cn=u578890>
To:	Owen, Jan L. <</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:	
Bcc:	
Subject:	Accepted: Updated: Richardson update
Date:	Thu May 29 2008 12:28:36 EDT
Attachments:	

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Parker, Gary L.
</o=wamu/ou=sea/cn=recipients/cn=u142170>
Cc:
Bcc:
Subject: RE: Email from Richardson
Date: Wed Jun 18 2008 21:27:44 EDT
Attachments:

I don't know. We need to ask Sara.

Document ID: [illegible]

From: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Declined: Updated: Richardson update
Date: Fri May 30 2008 15:03:09 EDT
Attachments:

I am on other conference calls until 2:00 p.m.

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara
A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul
J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Richardson Update
Date: Thu Jun 19 2008 07:36:27 EDT
Attachments:

I will only be available for the first 15 minutes or so.....Fitch is here today

[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure
Date: Wed May 21 2008 15:34:09 EDT
Attachments:

As we're discussing.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I 206.228[redacted] cell
sara.gaugl@wamu.net

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-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 10:24 AM
To: Kallner, Brad
Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan
Subject: Research Needed: Congresswoman Richardson/Foreclosure
Importance: High

Brad -
Please see the article embedded below for more detail, but long story short, Congresswoman Laura Richardson appears to have defaulted on her WaMu loan (second home) and on March 19, a notice was filed with the county that her property would be sold at auction.

Congresswoman Richardson initially declined to comment, however, Jan Owen has learned from the Congresswoman that she plans to communicate to The Washington Post that she has established a repayment plan with WaMu.

Would you please look into Congresswoman Richardson's situation as soon as possible so that we understand the facts? Her loan number is [redacted]

Many thanks,

Sara

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I 206.228[redacted] cell
sara.gaugl@wamu.net

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-----Original Message-----
From: Owen, Jan L.
Sent: Wednesday, May 21, 2008 8:36 AM
To: Riley, Olivia; Gaugl, Sara C.; Gaspard, Scott; Watson, Alison
Subject: Fw: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Here we go. I am am in meeting and will call in a minute.

----- Original Message -----
From: Kevin Gould <[redacted]>
To: FSIR Meeting Group <[redacted]>
Sent: Wed May 21 08:01:35 2008
Subject: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Foreclosure tale shows that nobody is immune from crisis

By Anthony York (published Tuesday, May 20, 2008)

As the real estate market softened in 2007, the new owner of a three-bedroom, 1,600-square-foot house in Sacramento's Curtis Park neighborhood ran into trouble. The house that was purchased for $535,000 in January had lost equity. The owner fell behind in her payments, and eventually, the bank seized the home.

What makes this story different from the thousands like it is that the owner of this house was a member of Congress.

The story of the foreclosure of Long Beach Democrat Laura Richardson's Sacramento home is a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, and eventually walked away from it, leaving nearly $600,000 in unpaid loans and fees.

Richardson's decision to let the house slip into foreclosure was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be

paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

Richardson declined to comment for this story.

But tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment, even though the housing market was beginning to turn.

A March 19, 2008 notice of trustee's sale indicates that the unpaid balance of Richardson's loan, which is held by Washington Mutual, is more than $578,000 -$40,000 more than the original mortgage.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her Congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson has recused herself. She did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure.

Richardson also did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her Congressional campaign committee since declaring her Congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for

the money Richardson loaned to her campaign.

According to documents at the Sacramento County Clerk's office , Richardson first received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, a notice was filed with the county that Richardson's property would be sold at auction. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

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JPMC-001380
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CSOC.RICH.003017

From:	Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
To:	Thomas, Michelle M. </o=wamu/ou=sea/cn=recipients/cn=u14646652668306>
Cc:	Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Pound, Robert A. </o=wamu/ou=sea/cn=recipients/cn=u178835>
Bcc:	
Subject:	FW: [redacted] Richardson
Date:	Mon Jul 07 2008 15:38:34 EDT
Attachments:	EAS

Michelle,

Attachments:
Picture (Metafile) (30298 Bytes)

Document ID: 0.7.1020.23059

Attachment Name: EAS

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Reason: : This file is empty (i.e., its length is zero bytes)

[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>
Cc:
Bcc:
Subject: Media Update: Claim from Richardson
Date: Fri May 23 2008 16:09:29 EDT
Attachments:

All - we just received a call from a reporter indicating that Congresswoman Richardson has said that she was not properly notified by WaMu that her home was going into default.

I'm looking to see if she made an official statement....

Sara Gaugl
Home Loans Public Relations

WaMu
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sara.gaugl@wamu.net

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[redacted]

From: Klein, Jason C.
</o=wamu/ou=sea/cn=recipients/cn=u164802>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Stevens, Lawrence W.
</o=wamu/ou=sea/cn=recipients/cn=u068158>
Bcc:
Subject: RE: Laura Richardson
Date: Fri Jun 13 2008 15:45:04 EDT
Attachments:

Larry should join us.

From: Battaglia, Paul J.
Sent: Friday, June 13, 2008 12:44 PM
To: Klein, Jason C.; 'Martin T. McGuinn'; Cook, Don; Parker, Gary L.
Subject: Laura Richardson

I've spoken to Jason and Marty and left a message with Gary. We'd like to have a 4:00 call to discuss the Laura Richardson matter.

Gary, can you come to our floor and you, Don and I will grab a conference room.

Jason and Marty, please dial in to my conference number.

Number: 866-736
Participant Code:

Thanks.

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Battaglia, Paul J.
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To: Klein, Jason C.
</o=wamu/ou=sea/cn=recipients/cn=u164802>
Cc: Stevens, Lawrence W.
</o=wamu/ou=sea/cn=recipients/cn=u068158>
Bcc:
Subject: RE: Laura Richardson
Date: Fri Jun 13 2008 16:23:55 EDT
Attachments:

Excellent. Sorry I didn't use outlook calendaring. The technology is hard.

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Klein, Jason C.
Sent: Friday, June 13, 2008 12:45 PM
To: Battaglia, Paul J.
Cc: Stevens, Lawrence W.
Subject: RE: Laura Richardson

Larry should join us.

From: Battaglia, Paul J.
Sent: Friday, June 13, 2008 12:44 PM
To: Klein, Jason C.; 'Martin T. McGuinn'; Cook, Don; Parker, Gary L.
Subject: Laura Richardson

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Jason and Marty, please dial in to my conference number.

Number: [redacted]
Participant Code: [redacted]

Thanks.

Paul J. Battaglia
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Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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[redacted]

From: Parker, Gary L.
</o=wamu/ou=sea/cn=recipients/cn=u142170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Klein, Jason C.
</o=wamu/ou=sea/cn=recipients/cn=u164802>; Martin T. McGuinn
<mmcguinn@kirbymac.com>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: RE: Laura Richardson
Date: Fri Jun 13 2008 15:45:50 EDT
Attachments:

I'll meet you on your floor at 4:00.

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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From: Battaglia, Paul J.
Sent: Friday, June 13, 2008 12:44 PM
To: Klein, Jason C.; 'Martin T. McGuinn'; Cook, Don; Parker, Gary L.
Subject: Laura Richardson

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Gary, can you come to our floor and you, Don and I will grab a conference room.

Jason and Marty, please dial in to my conference number.

Number: [redacted]
Participant Code: [redacted]

Thanks.

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Fax: 206-377-2784

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Champney, Steven D.
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</o=wamu/ou=sea/cn=recipients/cn=u206888>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Cc:
Bcc:
Subject: Richardson / Long Beach Press-Telegram
Date: Tue Jun 10 2008 10:42:16 EDT
Attachments:

Good morning,
Embedded below is the article we were expecting from Gene Maddaus. York claims that we've given Ms. Richardson preferential treatment and as reported in the article, plans to file a lawsuit against Richardson and WaMu by the end of the week.

Broker alleges loan favoritism - Press- Telegram (Long Beach)

By Gene Maddaus Staff Writer

June 9, 2008

The real estate broker who bought Rep. Laura Richardson's house at a foreclosure sale last month is accusing her of receiving preferential treatment because her lender has issued a notice to rescind the sale.

James York, owner of Red Rock Mortgage, said he would file a lawsuit against Richardson and her lender, Washington Mutual, by the end of the week, and has every intention of keeping the house.

"I'm just amazed they've done this," York said. "They never would have done this for anybody else."

York bought the Sacramento home at a foreclosure auction on May 7 for $388,000.

Richardson had not been making payments on the property for nearly a year, and had also gone into default on her two other houses in Long Beach and San Pedro.

Richardson, D-Long Beach, has said that the auction should never have been held, because she had worked out a loan modification agreement with her lender beforehand and had begun making payments.

Richardson left nearly $9,000 in unpaid property taxes on the home, which she bought in January 2007 for $535,000, shortly after being elected to the Assembly.

Washington Mutual has declined to comment on the specifics of Richardson's case, because she has not waived her privacy rights.

In a statement, spokeswoman Sara Gaugl said the company is "committed to treating all of our customers with the same level of consideration and fairness."

Washington Mutual filed a notice of rescission of the foreclosure sale on June 2.

That puts the bank squarely at odds with York, who has already put money into cleaning up the house and preparing it for resale.

"They owe me the property," York said. "The sale was a good sale."

York said an ordinary person would be unlikely to get the kind of consideration that Richardson has received from her bank.

"They wouldn't even get a phone call back," he said. "They would laugh at somebody who would call and say, 'We had some kind of agreement.' They wouldn't give you 10 cents worth of time."

Leo Nordine, a Hermosa Beach real estate broker who specializes in foreclosed homes, agreed that the rescission was out of the ordinary.

"It's extremely unusual," he said.

"Unless (the borrower) filed bankruptcy beforehand, they'd never do it."

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Richardson's staff did not return a call on Monday.

Dustin Hobbs, a spokesman for the California Mortgage Bankers Association, said that while foreclosure rescissions are rarely publicized, they are becoming more common as the rate of foreclosures increases.

"Generally it is going to result in a legal battle," he said.

"Basically you're saying, `We're willing to fight for our borrower.'"

Hobbs said a lender would be unlikely to go to bat for a borrower who has shown no ability to make future payments.

But if the foreclosure was the result of a temporary hardship or a paperwork mix-up, the lender has every incentive to restore the loan.

"Lenders are concerned about keeping borrowers in homes no matter who they are," he said.

Sara Gaugl

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</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Richardson Media Update
Date: Tue Jun 10 2008 21:52:24 EDT
Attachments:

All:
In advance of Ann's discussion tomorrow with Ms. Richardson, I wanted to make you aware of the blog posting embedded below (thanks for forwarding, Paul). Unfortunately, some reporters are jumping to the conclusion that Ms. Richardson was able to secure a loan modification agreement with WaMu, despite her current financial standing.

Ann, please let us know how things go tomorrow (if you two are able to connect), and whether Ms. Richardson is expected to qualify for a workout based on the financial information provided. If we hear from Ms. Richardson, I will schedule a call tomorrow mid-day so that we can quickly touch base and discuss next steps.

Best,

Sara

Richardson Update: This Workout Smells - Calculated Risk (Blog)
by Tanta
June 10, 2008
<http://calculatedrisk.blogspot.com/>

Our soberer readers (I know we have them) will remember California Congresswoman Laura Richardson (D-Speculator), who is facing foreclosure proceedings on three homes. The uproar began with the foreclosure of sale her unoccupied "second home" in Sacramento, which Richardson claimed was an "error" on WaMu's part, since (she claimed) she had worked out a last-minute modification agreement with WaMu the week before the sale.

According to the Daily Breeze, WaMu has filed paperwork to rescind the foreclosure sale, and the man who bought the home is not happy:

The real estate broker who bought Rep. Laura Richardson's house at a foreclosure sale last month is accusing her of receiving preferential treatment because her lender has issued a notice to rescind the sale.

James York, owner of Red Rock Mortgage, said he would file a lawsuit against Richardson and her lender, Washington Mutual, by the end of the week, and has every intention of keeping the house.

"I'm just amazed they've done this," York said. "They never would have done this for anybody else."

York bought the Sacramento home at a foreclosure auction on May 7 for $388,000. Richardson had not

been making payments on the property for nearly a year, and had also gone into default on her two other houses in Long Beach and San Pedro.

Richardson, D-Long Beach, has said that the auction should never have been held, because she had worked out a loan modification agreement with her lender beforehand and had begun making payments.

Richardson continues to refuse to authorize WaMu to release any information on her case, although frankly I'm not sure if I were WaMu I'd want to talk about it. This smells terrible, indeed. Perhaps reporters could simply ask some general questions of WaMu about its foreclosure workout policies. Like:
* How often are modifications or repayment plans offered to owners of vacant investment properties with no or negative equity that have never been listed or rented?
* How often are modifications offered to borrowers with two other properties currently in foreclosure?
* How often are modifications arranged in the week before the scheduled trustee's sale, following nearly a year of no contact?
* Does WaMu's policy on modifications make any reference to requiring a "commitment to homeownership" on the borrower's part? How, normally, is that established?
* Does WaMu's policy on modifications make any reference to establishing that the borrower does not display a "disregard for debt obligations"? How, normally, is that established?

If, for instance, we had some evidence that stiffing creditors and getting the taxpayers to subsidize her financial imprudence was, like, a pattern of Richardson's long before the house payments went into default, would that, like, indicate that her mortgage problems may not have much to do with "extenuating circumstances"?

WaMu may not be able to read a credit report, but the Press-Telegram ferreted this out:
In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week.

The next day, Richardson began using a city-owned vehicle - putting almost 31,000 miles on it in about a year - and continued driving the car five days after she had left the council to serve in the state Assembly, city records show. . . .

Labreche said he spent months leaving messages on Richardson's cell phone voice mail, then he got a collection agency involved, but still the bill went unpaid. . . .

In December 2005, Lillegard filed for a mechanic's lien on Richardson's car to pay the towing, storage and administrative costs, he said. Lillegard said the lien was finalized in February 2006 and he sold the car to a junkyard, though a few days later - too late - Richardson sent him money to put toward the bill.

So in January of 2007, WaMu gave Richardson a 100% loan to purchase a second home, when her credit report would have shown recent derogatories related to the car repair bills, plus the payments on two other homes, on a State Assembly salary that I can't quite see being equal to her existing debts, let alone a new house payment. In other words, she got your basic subprime loan that relied on nothing other than a fervent belief in endless house price appreciation--in January of 2007. Or else she got a loan because she's a VIP.

I continue to want to know why WaMu is bailing out a deadbeat and a speculator at the expense of a good-faith buyer of a foreclosure property, and wasting operational capacity on a deal like this instead of working with struggling owner-occupants who might actually pay back the modified loan. I will leave it to the citizens of California to explain why you want this woman anywhere near fiscal, budgetary, or housing policy power.

(Hat tip to Brian!)

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Sara Gaugl
Home Loans Public Relations

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206.500.2822 direct | [redacted] cell
sara.gaugl@wamu.net

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</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: Richardson / Long Beach Press-Telegram
Date: Mon Jun 09 2008 20:00:19 EDT
Attachments:

FYI, below. The latest Richardson update.....

37th District Rep. Laura Richardson left car bills unpaid - Long Beach Press-Telegram
By Paul Eakins, Staff Writer
LONG BEACH - Car trouble takes on a new meaning when it comes to financially distressed Congresswoman Laura Richardson.
In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week.
The next day, Richardson began using a city-owned vehicle - putting almost 31,000 miles on it in about a year - and continued driving the car five days after she had left the council to serve in the state Assembly, city records show.
Richardson, 46, didn't return phone calls seeking comment this week.
These are just the newest revelations of Richardson's ongoing financial problems and instances of her unpaid debts.
Last month, it was reported that Richardson's Sacramento home, where she had lived during her brief Assembly stint before moving on to Congress, had fallen into foreclosure and been sold at auction.
Further investigation revealed she had defaulted on that house and two others in Long Beach and San Pedro a total of eight times since 2004.
Meanwhile, Richardson was lending money to her campaigns as she embarked on an unprecedented rise to power from council to Assembly to Congress in one year. On Tuesday, she won the Democratic nomination to serve her first full, two-year term in Congress, and she is unchallenged in the November general election.
Unpaid and abandoned
Richardson's car problems all started with a shimmy.
In October 2005, her 1999 four-door 740iL BMW had an odd vibration in the front, so she took it to Signal Hill Foreign Auto Service, according to Leo Labreche, the shop owner.
Mechanics there fixed the car and replaced some worn parts, but when Richardson picked up her vehicle, she said she didn't have the money to pay the $735 bill, Labreche said. Because Richardson was a council member, Labreche let her take the car, assuming that she was good for the money, he said.
"She had picked the car up and was going to come back and pay the bill, and she never did," Labreche said.
Labreche said he spent months leaving messages on Richardson's cell phone voice mail, then he got a collection agency involved, but still the bill went unpaid.
"I couldn't get through to her, and then when the collection agency couldn't do anything, I thought, 'There's nothing I'm going to be able to do,'" Labreche said.
But on Tuesday, after the Press-Telegram requested an interview with Richardson to discuss the 2 1/2-year-old unpaid bill, she went to the auto shop and paid Labreche, he said.

Similarly, Richardson last week paid off a $150 printing bill owed to a local company following published reports about the debt.
Richardson also settled a bill Tuesday with another mechanic, Alvin's Auto Body in Signal Hill, only this time she came out ahead, in a sense.
About one month after Richardson had taken her BMW to Labreche for work, she got into a car accident that tore up the front left corner of her car, leaving it undriveable.
She initially had it towed back to Labreche for repairs, even though she still owed him money. But Labreche doesn't do auto body work.
So the car was sent to Alvin's Auto Body, which received the BMW on Nov. 17, 2005, according to owner Bob Lillegard.
But Lillegard never heard from Richardson or her insurance company, he said.
"I'd call her office, and they'd say she was too busy," Lillegard said. "I couldn't get through to her."
The BMW's extensive damage would have cost about $9,000 to repair, Lillegard said, which he suggested might have been more than the car was worth. The "Kelley Blue Book" Web site says a 1999 740iL BMW with standard options and 100,000 miles has a retail value of about $15,000 today.
In December 2005, Lillegard filed for a mechanic's lien on Richardson's car to pay the towing, storage and administrative costs, he said. Lillegard said the lien was finalized in February 2006 and he sold the car to a junkyard, though a few days later - too late - Richardson sent him money to put toward the bill.
The junkyard bought the BMW for $3,500, so Lillegard took the $2,100 he said was owed him, and when Richardson went to the body shop on Tuesday, he paid her the difference, he said.
A city ride
After the accident that led to Richardson abandoning her car, she apparently was without transportation.
So, on Nov. 18, one day after her BMW was towed to Lillegard's shop, she checked out a city-owned Toyota Prius to use for her council business, according to city Fleet Services Bureau records cited by city spokeswoman Meredith Reynolds.
Reynolds said that the Prius was issued to Richardson that day, and that it was returned more than a year later, a few days after Richardson had ended her council tenure.
In a letter acquired by the Press-Telegram from then-City Manager Jerry Miller to Richardson dated Dec. 5, 2006, Miller asks Richardson to return her city vehicle, identified as a Prius.
According to the letter, Richardson's last day as a council member was Dec. 3, 2006. She was sworn into the Assembly the following day.
City Fleet Services records show that Richardson turned in the car on Dec. 8, 2006, Reynolds said.
During the one year and almost three weeks that Richardson had the Prius, she drove it 30,920 miles, Reynolds said. That amounts to an average of more than 80 miles per day, or about 2,400 miles per month, for Richardson's part-time council job in a 60-square-mile city.
By comparison, the only other two council members who used city vehicles during part or all of the same time period averaged 900 miles per month in one case and less than 400 miles per month in the other, according to figures provided by Reynolds.
Council members can either use their own vehicles for council business and receive a monthly car allowance from the city, or they may use city vehicles. However, city policy doesn't allow city vehicles to be used for personal use.
Richardson has never been shy about using city cars.
In 2001 and 2002, she had the highest vehicle expenses of any council member, in part by putting nearly 7,000 personal miles on her car in 2002. At the time, she and other council members told the Press-Telegram that they hadn't been aware of the no-personal-use rule.
In 2003, Richardson had been using a gas-guzzling Ford Expedition owned by the city, but switched to a Toyota Solara to save money. She told the Press-Telegram then that she soon would stop using a city vehicle altogether and would switch to a monthly car allowance.
She scrapped that effort in 2005 when she left her BMW at the auto body shop and again got behind the wheel of a city car.

Sara Gaugl
Home Loans Public Relations

WaMu

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Woodcock, Wendy A.
</o=wamu/ou=sea/cn=recipients/cn=u690715>; Cook, Don
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</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Richardson Coverage: Wells Fargo
Date: Thu Jun 05 2008 19:26:18 EDT
Attachments:

FYI, below re: Wells Fargo loan.
<http://www.presstelegram.com/ci_9366009>
Richardson, D-Long Beach, was able to bring her payments up to date on the Long Beach home relatively quickly, but the San Pedro property lingered in the foreclosure process for almost eight months, and still has a pending auction date
County records indicate that the San Pedro home went into default in September 2007, at which point Richardson was behind on her payments by $12,410.71, and had made no payments since June.
A notice of trustee sale was issued on April 17, and an auction was scheduled for May 14 on the courthouse steps in Norwalk. The outstanding loan balance was $367,436, on an original 2005 loan of $359,000.
However, the auction was put on hold.
Richardson produced records from Wells Fargo Bank, which holds the note on her San Pedro home. That document, dated March 21, indicated that Richardson had qualified for a loan modification that would prevent the foreclosure from going forward.
Cal Western Reconveyance Corp., which was responsible for collecting the debt, confirmed that a hold had been placed on the auction, and the auction date had been postponed to July 14, pending a workout of the loan.
<http://thehill.com/leading-the-news/mortgage-non-disclosure-is-trouble-for-richardson-2008-06-02.html>
In September of that year, Richardson also let her San Pedro home slip into default when she fell $12,410 behind on her payments.
In January 2008 Richardson defaulted on the San Pedro home a second time, and in April - with Richardson owing $367,436 on an original loan of $359,000 - Wells Fargo Bank issued a notice of trustee sale of the home. Records indicate that the home is still scheduled to be sold at a July 14 auction.

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</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Richardson Update: Daily Breeze
Date: Thu May 29 2008 20:50:16 EDT
Attachments:

All:
As an update, here's another article written by Gene Maddaus, which posted earlier today.

Gene contacted me a moment ago with follow-up questions - I'll update you after I am able to connect with him.

Best,

Sara

Representative had history of missed loan payments
By Gene Maddaus Staff Writer
Article Launched: 05/29/2008
Rep. Laura Richardson, whose housing woes have been national news for the past week, defaulted a total of eight times on three properties since 2004, a thorough review of county records indicates.
Records show she has defaulted five times on her primary residence in Long Beach - including three in the last year, as she diverted her private resources into her campaign for Congress.
Richardson's housing troubles are more extensive than previously reported, and include two defaults from 2004, when she was a Long Beach city councilwoman.
Her habit of missing payments caught up with her earlier this month, when her Sacramento home was sold at a foreclosure auction. Richardson has said she will try to reacquire that property, but the real estate broker who bought it is refusing to give it back, and the law appears to favor his position.
The newly discovered property records indicate that Richardson was already behind on her payments on her Long Beach house before Rep. Juanita Millender-McDonald died in April 2007. The veteran congresswoman's death opened up the seat for Richardson.
Richardson received a default notice on May 10, 2007, indicating she was $12,326.78 behind on her Long Beach home. She had not made a payment since January, when she bought her Sacramento home with no money down for $535,000.
The loan against the Long Beach property was issued the previous summer, when Richardson refinanced for a sum of $446,250.
The original loan, issued in 1999, was for $108,000.
Richardson took $100,000 of the proceeds from the refinancing, and lent it to her 2006 Assembly campaign. After winning the election, she raised some money to pay back the loan, but then turned around and put $77,500 into her congressional campaign.
Richardson made a payment on the Long Beach property in May, and the default was rescinded. But she immediately stopped making payments again and a second default notice, for $15,101, was issued in October.
Once again, Richardson made a payment on the arrearage but stopped making further payments. The loan defaulted again in March, at which point she owed $19,921.74.

The default notice was withdrawn again a few days later, and Richardson says she is now current on the Long Beach loan.
Richardson also defaulted twice on the original loan on the Long Beach property in 2004, in the wake of her divorce. She was $8,376.49 behind on her payments in March 2004. She caught up, but quickly fell behind again and by September owed $5,815.73. That arrearage was later repaid, and Richardson was able to stay current on the house until 2007.
Last summer and fall, Richardson defaulted twice on her San Pedro property. The first time, in September 2007, she owed $12,410.71. She made a payment and was able to get that notice rescinded, but stopped making payments again, and a new default notice was issued in January. That default led to a notice that an auction would be held on May 14. Before it got to that point, Richardson said she was able to negotiate a loan modification, and that auction has been put on hold until July.
Richardson has also stiff-armed smaller creditors.
In August 2007, she walked into Sir Speedy Printing in Signal Hill, and made a rush order for 380 invitations announcing her election to Congress.
The print shop dropped other orders and staffers put in overtime to meet the request. The order was filled on time the next day, but Richardson never paid the $150 invoice, said the print shop's owner, Allen McLean.
McLean said he and his wife call about once a month to try to collect the debt, but are always told by staffers that Richardson doesn't have the money.
"It's just irritating," he said. "She's not just doing this to the big guys. She's doing it to the small guys, too."

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From: Gaugl, Sara C.
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To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>
Cc: Cook, Don
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</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Bcc:
Subject: Confidential: Richardson Update
Date: Fri May 23 2008 23:48:24 EDT
Attachments:

David, John and Steve:

So you are aware, earlier this evening Congresswoman Richardson talked with a number of media outlets including the Associated Press. As outlined in the AP article embedded below, she's claiming that the foreclosure auction of her Sacramento home was "improper" and contrary to a written agreement she had with WaMu. She also said that we've taken initial steps to rescind the foreclosure action given that she had an "agreement."

Legal, HL PR., Corp. Comm., Servicing and GIR will stay closely aligned as this situation continues to evolve. After discussing this afternoon, we unfortunately are still limited on what we can disclose about Ms. Richardson's loan situation (outside of public record) given that she's won't provide her consent. We have and will continue to emphasize that fact to the media, and will point them back to the public record, which indicates a history of default.

We'll continue to update you on new developments, however in the interim, please let us know if you have any questions.

Best,

Sara

****

*Please note that this article is in draft form - the reporter provided it to me in advance of publication.

AP Interview: Calif. congresswoman says home sale 'improper'

By ERICA WERNER Associated Press Writer

WASHINGTON (AP) _ Rep. Laura Richardson claimed Friday that her Sacramento home was sold into foreclosure without her knowledge and contrary to an agreement with her lender.

She said that she is like any other American suffering in the mortgage crisis and wants to testify to Congress about her experience as lawmakers craft a foreclosure-prevention bill.

In a lengthy interview with The Associated Press on Friday night, the Southern California Democrat struck back against several days of negative publicity over reports she defaulted on her mortgage, allowing the house to be sold at auction.

Richardson, elected in a special election last August, acknowledged turmoil in her life in the months after an incumbent's death in April opened up the Los Angeles-area House seat.

She used her money to finance her campaign and fell behind in mortgage payments. But Richardson said that makes her like other Americans who have to deal with a sudden death or birth that throws a wrench into their finances.

Now, Richardson said, she has renegotiated her loan to pay it off and promised to fully comply with all its terms. She also said she will pay nearly $9,000 in delinquent property taxes.

She insisted she's not getting special terms because she's a congresswoman.

I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Richardson was a member of the Long Beach City Council when she won a California state Assembly seat in November 2006, months before she bought the three-bedroom, 1½-bath Sacramento home. She won the congressional seat the next year in the special election to replace the late Juanita Millender-McDonald.

The problem is that the 1,600-square-foot home she bought for $535,500 in January 2007 was sold at auction earlier this month to a Sacramento mortgage lender, who paid $388,000. The sale was officially recorded on Monday, according to documents on file with the Sacramento County Recorder's Office.

A default notice sent to Richardson in March put her unpaid balance at $578,384.

Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

Although others struggling with mortgages make far less, Richardson said it was "very misleading" to compare her earnings to the national median household income of around $50,000. The reason: Lawmakers are required to maintain two residences while other people don't have to, she said.

Others also don't have to depend on winning an election to ensure their livelihood, she said.

Richardson provided AP with an April letter that appears to be from Washington Mutual Home Loans telling her there was a hold on foreclosure sales on her property until June 4 of this year.

She said she got another letter asking for payments May 2 and paid them, but did not know the sale was going to happen five days later.

Richardson also provided an e-mail dated Thursday she said was from Washington Mutual that appeared to acknowledge an agreement "to facilitate the recission of foreclosure sale."

She did not provide documentation of the structure of her new loan.

A Washington Mutual spokeswoman, Sara Gaugl, told AP earlier in the day that the company had "not received consent from Ms. Richardson that would allow us to discuss her loan situation."

Washington Mutual did not respond to a later inquiry seeking comment on Richardson's claims.

Meanwhile, the current owner of the property told AP that his ownership of the house is not in doubt.

James York, owner of Red Rock Mortgage Inc. of Sacramento, declined to discuss any possible negotiations that might be ongoing.

"I've taken possession on the home," York said. "I've been working on it, fixing it up. It had been vacant. It was in cleaner and in better repair than most foreclosures."

The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.

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Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure.

Richardson was absent earlier this month for votes on the Foreclosure Prevention Act, which she said was because of her father's funeral. But she could have another opportunity to vote on the foreclosure package as the House is expected to bring it back up in June once agreement is reached in the Senate.

In most cases, congressional ethics rules don't prevent lawmakers from voting on legislation that might affect or help them economically. Such votes are essentially impossible to avoid.

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

Melanie Sloan, executive director of the Washington-based Citizens for Responsibility and Ethics, criticized Richardson for falling deeper into debt while choosing to spend more than $75,000 of her own money on her campaign _ suggesting that it's more important to win a seat in Congress than to be fiscally responsible, a point Richardson disputed.

Sloan also said Richardson should not be in the situation she is while making a congressional salary, when homeowners around the country making $50,000 or less are struggling to pay their debts.

"Truthfully, it's appalling," Sloan said.

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</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: AP: Laura Richardson
Date: Fri May 23 2008 22:07:52 EDT
Attachments:

Hi team -
FYI, below.

From: Verdin, Tom
Sent: Fri 05/23/2008 7:02 PM
To: Gaugl, Sara C.
Subject: RE: Laura Richardson

Sara, here's our first take on the Laura Richardson story tonight. Subsequent versions will have greater detail. Please let me know if WaMu wants to issue an updated statement.

Tom

¶ BC-CA--Congresswoman's House
¶ URGENT
¶ AP Interview: Calif. congresswoman says home sale 'improper'
¶ AP Interview: Calif. congresswoman claims sale of her Sacramento house shouldn't have happened
¶ Eds: APNewsNow. Will be led.
¶ ewfordtfotav1
¶ By ERICA WERNER
¶ Associated Press Writer
¶ 05-23-2008 18:36
¶ WASHINGTON (AP) _ California Congresswoman Laura Richardson claims the foreclosure auction of her Sacramento house was improper and contrary to a written agreement she had with her lender.

¶ In a lengthy interview with The Associated Press on Friday, the Southern California Democrat struck back against several days of negative publicity over reports she defaulted on her mortgage. Her house was sold at auction earlier this month.

¶ Richardson said that sale never should have happened and that she has renegotiated her loan to pay it off.
¶ She insisted that she is not getting special terms because she's a congresswoman.
¶ In fact, Richardson said the experience has allowed her to relate to the thousands of other Americans _ including many in her Los Angeles-area district _ confronted with foreclosures. She even

wants to testify before Congress about it.

¶

From: Verdin, Tom
Sent: Friday, May 23, 2008 6:27 PM
To: sara.gaugl@wamu.net
Subject: Laura Richardson

Sara, thank you for calling us back earlier this evening.

As it happens, our reporter in Washington who covers California's congressional delegation was on the phone with Laura Richardson while you and I were talking. In brief, Richardson is blaming WaMu. She claims she did not know her Sacramento house was being sold at auction and says WaMu told her no action would be taken on it until sometime next month.

She also claims to have documentation to support this claim but has yet to provide it to us.

We'll be moving a story based on Richardson's comments shortly.

Because AP did not have her statement when we spoke previously, I wanted to give WaMu an opportunity to respond.

We'll be sending our story in takes (individual bites will move before the final writethru), and I can send you those so you can see exactly what Richardson claims.

Regards,

Tom

Tom Verdin

Correspondent

Sacramento bureau
916-448-9555

<< OLE Object: Picture (Metafile) >>

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To: Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Cc:
Bcc:
Subject: Update: Richardson Interview/Claims
Date: Fri May 23 2008 20:55:48 EDT
Attachments:

Good evening -

As an update to our call late this afternoon, Gene Maddaus, the reporter with the Daily Breeze, said he just finished a 90-minute interview with the Congresswoman and wanted to provide us with the opportunity to clear up some statements Ms. Richardson made with regard to her loan and WaMu.

I informed Gene that we have not received consent from Ms. Richardson that would allow us to discuss the specifics of her loan situation, and I expect to be quoted as such.

Gene then shared a few comments made by the Congresswoman. Her position appears to be that she had been in contact with WaMu representatives both verbally and via email and believes she worked out an agreement that would bring her loan current.

She also mentioned that she was "taken aback" to learn that the house had been sold "right from under her" because she had made an arrangement to prevent the foreclosure sale. She then went on to say that WaMu has taken action to attempt to rescind the foreclosure action, presumably because there was an agreement in place and foreclosure sale proceedings were improperly held.

Though the reporter said he understood our position in terms of providing specifics, he asked if there was any information we could provide about WaMu's process around rescinding foreclosed properties. Given that we haven't yet moved forward with that process (to my knowledge), and that we haven't received consent from Ms. Richardson, I don't believe there is much more we can disclose at this time. Paul/Don - please let me know otherwise.

I believe the story will run tonight - the reporter indicated that he will be finishing up shortly.

- Sara

Sara Gaugl
Home Loans Public Relations

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From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Wilson-Aguilar, Jason
</o=wamu/ou=sea/cn=recipients/cn=u248255>
Cc:
Bcc:
Subject: RE: Richardson
Date: Tue May 27 2008 17:34:11 EDT
Attachments:

Now?

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Wilson-Aguilar, Jason
Sent: Tuesday, May 27, 2008 2:34 PM
To: Battaglia, Paul J.
Subject: Richardson

Can you let me know when you have a soc?

Jason Wilson-Aguilar
Vice President and Counsel
Legal Department
Home Loans and Consumer Lending Division

Washington Mutual
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4365 direct, 206.377.2786 fax
jason.wilson-aguilar@wamu.net

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</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
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</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Richardson
Date: Fri Jun 06 2008 12:27:38 EDT
Attachments:

She was not prepared to discuss financials today. We sent her the financial package via email and she said she will have it done by Tuesday or Wednesday.

Moving onto Evander.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
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</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Latest media coverage on Richardson
Date: Mon Jun 30 2008 13:39:14 EDT
Attachments:

FYI, only. Gene Maddaus is at it again.

Rep's got expensive wheels
By Gene Maddaus, Staff Writer
Article Launched: 06/29/2008

Taxpayers pay for Rep. Laura Richardson's car lease.
When she arrived in Congress last fall, Rep. Laura Richardson sought out a vehicle that would match her newfound status.
She settled on a 2007 Lincoln Town Car - the choice of many representatives who lease their vehicles at taxpayers' expense. But hers was distinct: at $1,300 a month, it was the most expensive car in the House of Representatives.
Richardson, a Democrat who represents Carson, has since become known for defaulting on two home loans and losing a third house - in an upscale neighborhood in Sacramento - at a foreclosure auction.
But her history with vehicles has been similarly fraught. When she was a councilwoman in Long Beach, she crashed her BMW, abandoned it at a body shop, failed to pay a prior repair bill, and then racked up 30,000 miles on a city-owned hybrid in one year - apparently violating a policy against personal use of city cars.
In her brief stint in the Assembly, she leased a 2002 Lincoln LS for $304 a month - all but $36 of it paid for by the state. So Richardson was already well versed in the use of government vehicles when she got to Washington.
A protege of Rep. Maxine Waters - she calls Waters "Big Mama" and herself "Little Mama" - Richardson has worked to cultivate an image of success since arriving in Congress last fall. That effort evidently included a major upgrade of her publicly funded car.
About 130 representatives leased cars last year, according to a report compiled earlier this year by Taxpayers for Common Sense. Most were in the range of $400 to $800 per month.
Richardson's 2007 lease costs show up on a more recent congressional spending report, because she did not pay the bill until February. According to the report, her first bill was for $1,299, and covered a one-month period from mid-October to mid-November. She then paid a prorated amount of $2,035 for the 45-day period from mid-November to the end of the year.
That makes her lease $300 more expensive than the costliest car in the Taxpayers for Common Sense report. As of last winter, the newest member of Congress had far and away the most expensive car in the House of Representatives.
"A $1,300 lease is a gold-plated lease," said Keith Ashdown, chief investigator for the watchdog group. "Because it's federal money and not their personal money, they're not looking for the best value."
Rep. Diane Watson, D-Los Angeles, also leases a 2007 Lincoln Town Car, but she pays only $686 per month for it.
According to a former staff member, Richardson insisted that her Lincoln be specially customized, which may explain the high cost.
Richardson's spokesman, William Marshall, initially stated that Richardson is paying only $940 per

month for her Town Car, but gave no documentation of that. After he was presented with the expense report showing the $1,300 lease amount, he declined to answer further questions.
"No comment," he said.
Richardson got the car from a local Enterprise Rent-a-Car office for her use when she needed to travel around her congressional district. The cost would not have been affected by her personal credit history, because it was paid for by the federal government. The price tag also did not include insurance, which Richardson agreed to pay for on her own.
At 8:30 p.m. April 3, a staff member was driving the car on the San Diego (405) Freeway, when he got into a crash. According to a California Highway Patrol report, the staffer, Henry Rogers, reported being struck in the rear by a white sport utility vehicle. The impact caused him to spin out and hit the center median and left major damage to the left rear of the Town Car.
The CHP report gives no information about the insurance on the car, other than to say that it was a "rental." But Richardson's subsequent actions suggest that Rogers may not have been listed as an eligible driver on her insurance policy.
According to the former staffer, after the crash Richardson required her district employees to buy additional insurance so they could legally drive the Lincoln. The former staff member did not want to be identified out of fear of jeopardizing future employment prospects.
Another former staffer said Rogers was not forced to pay for the damage to the car, but did not know how the issue was resolved.
Rogers referred questions about the crash to Richardson's spokesman, who did not return a call about the crash on Friday.
Richardson did not report the crash to Enterprise, but it is not clear that she was required to, given that she was self-insured.
Records also indicate that Richardson owes $83 for illegally parking the Town Car in Long Beach. The ticket was issued Jan. 23, in the amount of $40, but has since doubled because it was not paid on time.
Richardson also owes $9,000 in property taxes on the Sacramento home, which she is trying to get back. The new owner of the home has sued her and her lender, Washington Mutual, after the bank moved to rescind the foreclosure sale.
"She's got bigger problems than what she's leasing," said Ashdown of the Taxpayers for Common Sense.

Sara Gaugl
Home Loans Public Relations

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[redacted]

From: Stevens, Lawrence W.
</o=wamu/ou=sea/cn=recipients/cn=u068158>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Richardson
Date: Mon Jun 23 2008 13:49:56 EDT
Attachments:

Paul-- I received Marty McGuinn's bill on this matter. Do you want me to sign off on it, or forward to you? Thanks.

Lawrence W. Stevens
First Vice President and Senior Counsel
Washington Mutual Bank Legal Department
201 Mission Street, 12th Floor
Mail Stop CSSF112
San Francisco, CA 94105
415-278-4585 (Phone)
415-278-6012 (Fax)
lawrence.stevens@wamu.net

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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Strom, Erik E.
</o=wamu/ou=sea/cn=recipients/cn=u226270>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578690>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: RE: Pelosi comments on Laura Richardson defaults
Date: Thu Jun 12 2008 17:14:30 EDT
Attachments:

Thanks for forwarding, Geri Ann.

Team, FYI below.

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From: Baptista, Geri Ann S.
Sent: Thursday, June 12, 2008 1:20 PM
To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults
By Erica Werner The Associated Press
<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."
Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.
But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi

said.
"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.
Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.
Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.
Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.
Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.
Richardson's spokesman, William Marshall, had no immediate comment Thursday.
California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.
Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.
"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista, VP
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[redacted]

From: Chiu, Huey-Jen
</o=wamu/ou=sea/cn=recipients/cn=u016035>
To: mmcguinn@kirbymac.com
<mmcguinn@kirbymac.com>
Cc: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Brignac, Deborah P.
</o=wamu/ou=sea/cn=recipients/cn=u096866>
Bcc:
Subject: RE: Loan No. [redacted] Richardson
Date: Wed Jun 11 2008 16:36:46 EDT
Attachments: EAS

Good afternoon,

I just received the check for $319,109.05 back from Donna Parkinson along with a letter that I have attached. Please advise what I should do with the check.

Thank you.

Huey-Jen Chiu, Vice President
Department Manager
California Reconveyance Company
Home Loans

California Reconveyance Company
9200 Oakdale Avenue, N110612
Chatsworth, CA 91311

818-775-2340 direct
huey-jen.chiu@wamu.net

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From: Chiu, Huey-Jen
Sent: Tuesday, June 03, 2008 4:45 PM
To: mmcguinn[redacted]
Cc: Battaglia, Paul J.
Subject: Loan No.[redacted] Richardson

Check has been sent out via FedEx, 7910-7974-6682 along with a conformed copy of the rescission of trustee'deed, which I am attaching to this email.

Attachments:
Document.pdf (533056 Bytes)

Document ID: 0.7.1020.17615

Attachment Name: EAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138e2049af3e5543fcf70adec44e2200:
::010069130d4b34d74ae4571ca41b8864e26ddc4f76681298910 5d8b2ef1557a861af

Reason: : This file is empty (i.e., its length is zero bytes)

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugi, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Richardson / Long Beach Press-Telegram
Date: Mon Jun 09 2008 20:34:54 EDT
Attachments:

Oh my.....how is she still in office?

From: Gaugi, Sara C.
Sent: Mon 06/09/2008 07:00 PM
To: Battaglia, Paul J.; Thorn, Ann; Cook, Don; Owen, Jan L.
Subject: Richardson / Long Beach Press-Telegram

FYI, below. The latest Richardson update.....

37th District Rep. Laura Richardson left car bills unpaid - Long Beach Press-Telegram

By Paul Eakins, Staff Writer

LONG BEACH - Car trouble takes on a new meaning when it comes to financially distressed Congresswoman Laura Richardson.

In 2005, when she was still on the Long Beach City Council, she left one mechanic in a lurch with an unpaid bill, then later had her badly damaged BMW towed to an auto body shop but didn't pay for any work and abandoned the car there, owners of the businesses said this week.

The next day, Richardson began using a city-owned vehicle - putting almost 31,000 miles on it in about a year - and continued driving the car five days after she had left the council to serve in the state Assembly, city records show.

Richardson, 46, didn't return phone calls seeking comment this week.

These are just the newest revelations of Richardson's ongoing financial problems and instances of her unpaid debts.

Last month, it was reported that Richardson's Sacramento home, where she had lived during her brief Assembly stint before moving on to Congress, had fallen into foreclosure and been sold at auction. Further investigation revealed she had defaulted on that house and two others in Long Beach and San Pedro a total of eight times since 2004.

Meanwhile, Richardson was lending money to her campaigns as she embarked on an unprecedented

rise to power from council to Assembly to Congress in one year. On Tuesday, she won the Democratic nomination to serve her first full, two-year term in Congress, and she is unchallenged in the November general election.

Unpaid and abandoned

Richardson's car problems all started with a shimmy.

In October 2005, her 1999 four-door 740iL BMW had an odd vibration in the front, so she took it to Signal Hill Foreign Auto Service, according to Leo Labreche, the shop owner.

Mechanics there fixed the car and replaced some worn parts, but when Richardson picked up her vehicle, she said she didn't have the money to pay the $735 bill, Labreche said. Because Richardson was a council member, Labreche let her take the car, assuming that she was good for the money, he said.

"She had picked the car up and was going to come back and pay the bill, and she never did," Labreche said.

Labreche said he spent months leaving messages on Richardson's cell phone voice mail, then he got a collection agency involved, but still the bill went unpaid.

"I couldn't get through to her, and then when the collection agency couldn't do anything, I thought, 'There's nothing I'm going to be able to do,'" Labreche said.

But on Tuesday, after the Press-Telegram requested an interview with Richardson to discuss the 2 1/2-year-old unpaid bill, she went to the auto shop and paid Labreche, he said.

Similarly, Richardson last week paid off a $150 printing bill owed to a local company following published reports about the debt.

Richardson also settled a bill Tuesday with another mechanic, Alvin's Auto Body in Signal Hill, only this time she came out ahead, in a sense.

About one month after Richardson had taken her BMW to Labreche for work, she got into a car accident that tore up the front left corner of her car, leaving it undriveable.

She initially had it towed back to Labreche for repairs, even though she still owed him money. But Labreche doesn't do auto body work.

So the car was sent to Alvin's Auto Body, which received the BMW on Nov. 17, 2005, according to owner Bob Lillegard.

But Lillegard never heard from Richardson or her insurance company, he said.

"I'd call her office, and they'd say she was too busy," Lillegard said. "I couldn't get through to her."

The BMW's extensive damage would have cost about $9,000 to repair, Lillegard said, which he suggested might have been more than the car was worth. The "Kelley Blue Book" Web site says a 1999 740iL BMW with standard options and 100,000 miles has a retail value of about $15,000 today.

In December 2005, Lillegard filed for a mechanic's lien on Richardson's car to pay the towing, storage and administrative costs, he said. Lillegard said the lien was finalized in February 2006 and he sold the car to a junkyard, though a few days later - too late - Richardson sent him money to put toward the bill.

The junkyard bought the BMW for $3,500, so Lillegard took the $2,100 he said was owed him, and

when Richardson went to the body shop on Tuesday, he paid her the difference, he said.

A city ride

After the accident that led to Richardson abandoning her car, she apparently was without transportation.

So, on Nov. 18, one day after her BMW was towed to Lillegard's shop, she checked out a city-owned Toyota Prius to use for her council business, according to city Fleet Services Bureau records cited by city spokeswoman Meredith Reynolds.

Reynolds said that the Prius was issued to Richardson that day, and that it was returned more than a year later, a few days after Richardson had ended her council tenure.

In a letter acquired by the Press-Telegram from then-City Manager Jerry Miller to Richardson dated Dec. 5, 2006, Miller asks Richardson to return her city vehicle, identified as a Prius.

According to the letter, Richardson's last day as a council member was Dec. 3, 2006. She was sworn into the Assembly the following day.

City Fleet Services records show that Richardson turned in the car on Dec. 8, 2006, Reynolds said.

During the one year and almost three weeks that Richardson had the Prius, she drove it 30,920 miles, Reynolds said. That amounts to an average of more than 80 miles per day, or about 2,400 miles per month, for Richardson's part-time council job in a 50-square-mile city.

By comparison, the only other two council members who used city vehicles during part or all of the same time period averaged 900 miles per month in one case and less than 400 miles per month in the other, according to figures provided by Reynolds.

Council members can either use their own vehicles for council business and receive a monthly car allowance from the city, or they may use city vehicles. However, city policy doesn't allow city vehicles to be used for personal use.

Richardson has never been shy about using city cars.

In 2001 and 2002, she had the highest vehicle expenses of any council member, in part by putting nearly 7,000 personal miles on her car in 2002. At the time, she and other council members told the Press-Telegram that they hadn't been aware of the no-personal-use rule.

In 2003, Richardson had been using a gas-guzzling Ford Expedition owned by the city, but switched to a Toyota Solara to save money. She told the Press-Telegram then that she soon would stop using a city vehicle altogether and would switch to a monthly car allowance.

She scrapped that effort in 2005 when she left her BMW at the auto body shop and again got behind the wheel of a city car.

Sara Gaugl

Home Loans Public Relations

WaMu

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206.500.2822 direct | 206.228 [redacted] cell

sara.gaugl@wamu.net

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From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Richardson
Date: Tue Jun 03 2008 11:08:09 EDT
Attachments:

I just wanted to let you know that I have sent a copy of the rescission to Congresswoman this morning. Once it is recorded, we will get the Loss Mit package out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Laura Richardson
Date: Tue Jun 10 2008 16:31:57 EDT
Attachments:

<http://calculatedrisk.blogspot.com/>

FYI regarding the Calculated Risk blog and Laura Richardson

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>
Cc:
Bcc:
Subject: Richardson Statement (Draft)
Date: Fri May 30 2008 21:18:18 EDT
Attachments:

Good evening.
As an update to my note from earlier this morning, Gene Maddaus is in the process of writing yet another story on Ms. Richardson's financial situation. His questions are outlined below and his deadline is 5 p.m. on Monday.

Here is a first cut at a draft (and brief) response to Gene's questions. Looking forward to your thoughts/edits/revisions.

My preference continues to be that we attempt to limit WaMu's inclusion in the coverage to the extent possible. However, given that the Notice of Rescission has been sent for recording, it is likely that we'll receive additional media inquiries related to that action on Monday or Tuesday. And at that point, I think we should be prepared to expand our current statement (as appropriate).

Response:
We aren't in a position to discuss the specifics of Ms. Richardson's loan situation as we have not received any authorization from her to do so.

More broadly, if a loan has gone to foreclosure sale in error, we will honor commitments made to the customer and take appropriate measures to rectify the situation.

As a matter of policy, we don't comment on litigation. However, as you would expect, the conditions in which a lender would seek to rescind a foreclosure sale are driven by the specific facts of each case.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

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-----Original Message-----
From: Gene Maddaus [redacted]
Sent: Friday, May 30, 2008 10:28 AM
To: Gaugl, Sara C.
Subject: RE: follow-up

1. Is WaMu aware of situations in which WaMu loans have been foreclosed improperly, either because a loan modification was signed prior to the auction or for some other reason, and if so, what steps is WaMu taking to correct that problem? Would a borrower in that situation be entitled to a refund of any payments made on the loan modification?

2. If WaMu determines that a WaMu loan was foreclosed improperly, will WaMu, as a general practice, sue to overturn the foreclosure? Has that ever happened and if so what was the outcome?

3. Without violating Congresswoman Laura Richardson's privacy rights, can WaMu state unequivocally that Ms. Richardson has received no preferential treatment in the handling of her loan, and will not receive any preferential treatment in the future?

4. Has Ms. Richardson allowed WaMu to discuss her case publicly? (If yes, there will be some other questions.)

Gene

Document ID: [illegible]

From: Baptista, Gerl Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugi, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Strom, Erik E.
</o=wamu/ou=sea/cn=recipients/cn=u226270>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: Richardson liability report and comment to senior Democrat
Date: Fri Jun 13 2008 13:13:52 EDT
Attachments:

<http://thehill.com/leading-the-news/richardson-mum-in-the-face-of-mounting-pressure-2008-06-13.html>
Richardson mum in the face of mounting pressure

By Jared Allen
Posted: 06/13/08 11:50 AM [ET]
Embattled Rep. Laura Richardson (D-Calif.) remained mum on Friday following more news about her personal housing crisis and a warning from House Speaker Nancy Pelosi (D-Calif.) to put her fiscal house back in order. Richardson, who has dodged repeated calls for information regarding her multiple defaults on three home mortgages and her financial disclosure reports, failed to report a heavily indebted mortgage on her initial 2007 financial statement. Official financial reports for House members will be released on Monday, and it remains to be seen if Richardson's official report will have been amended from the one she previously filed. However, Pelosi issued a warning to Richardson on Thursday that she risks whatever repercussions may come from failing to disclose her assets and liabilities to the letter of the law. "Every member of Congress is responsible for living up to the highest ethical standard, to having the fullest disclosure of his or her assets, as is required by law," Pelosi said at her weekly news conference. "And many people in our country are caught in a foreclosure crisis. Members of Congress maybe are as well." After falling too far behind on mortgage payments on a home she purchased in Sacramento in January 2007, Richardson was forced to watch the home sold at auction last month. In the aftermath, it was revealed that Richardson has defaulted on mortgages for three California homes since 1999. According to records pulled from Los Angeles and Sacramento counties, Richardson has defaulted five separate times on her primary residence in Long Beach, a home she purchased in 1999 and refinanced in the summer of 2006 for a new $446,250 mortgage. The prior summer, Richardson took out a loan from Wells Fargo, in the amount of $359,000, to purchase a second home in San Pedro. After defaulting twice - in September 2007 and again in January - and owing $367,436 on an original loan of $359,000, Richardson received notice from her lender in April that her San Pedro home was going to be sold at auction. According to reports, that auction is scheduled for July 14. But it is Richardson's Sacramento home that has garnered the most attention, and places her in the most immediate risk as a member of Congress who is bound by federal law to disclose certain assets and liabilities. According to Richardson's 2007 financial disclosure statement - which she filed in February - she failed to report her Sacramento home mortgage as a liability even though she owed $40,000 more than she paid for the home, which was purchased in January of that year. By the end of 2007 - which marks the end of the 2007 financial disclosure reporting period - Richardson had accumulated $575,000 in total debt after failing to make payments on her original $535,000 mortgage, according to Sacramento County records. Financial disclosure laws require members of Congress to report home mortgages as liabilities if indebtedness exceeds the purchase

prices of the item, and congressional ethics and finance experts have said that, on a plain reading of the law, Richardson was required to disclose such an indebted mortgage as a liability. Under the section of the report for liabilities, Richardson simply lists, "N/A." A senior House Democrat close to leadership on Thursday afternoon said he had spoken to Richardson about the matter and she had assured him that, with regard to her Sacramento home, the "bank screwed up." On Wednesday the Los Angeles Times reported that James York, the real estate investor who bought Richardson's Sacramento home at a May 7 auction for $388,000, is now claiming that Richardson's lender, Washington Mutual, reclaimed the property on behalf of Richardson. York had recorded the deed on May 19 and had begun renovations, the Times reported. "They took the property back, and they didn't even send back the money," York was quoted in the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs."

Geri Ann S. Baptista - VP, WaMu Corporate Communications
206.500.2875 direct | [redacted] cell | 206.377.2023 fax | geriann.baptista@wamu.net

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From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 2:15 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: RE: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Thanks for forwarding, Geri Ann.

Team, FYI below.

Sara Gaugl
Home Loans Public Relations

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206.500.2822 direct | [redacted] cell
sara.gaugl@wamu.net

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From: Baptista, Geri Ann S.
Sent: Thursday, June 12, 2008 1:20 PM
To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults
By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."
Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.
But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.
"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.
Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.
Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.
Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.
Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.
Richardson's spokesman, William Marshall, had no immediate comment Thursday.
California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.
Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.
"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista, VP
Corporate Communications
Washington Mutual
1301 Second Avenue, WMC2103
Seattle, WA 98101
206.500.2875 direct, 206.377.2023 fax
geriann.baptista@wamu.net
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

[redacted]

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Parker, Gary L.
</o=wamu/ou=sea/cn=recipients/cn=u142170>
Cc:
Bcc:
Subject: RE: Richardson
Date: Wed Jun 25 2008 16:58:18 EDT
Attachments:

Sorry Gary, you had asked for this earlier and it slipped my mind.

My file # is [redacted]

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From: Parker, Gary L.
Sent: Wednesday, June 25, 2008 1:53 PM
To: Battaglia, Paul J.
Subject: Richardson

Hi Paul-

Do you have the file number for the Richardson case that I can forward to our outside ethics counsel? Thanks.

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

[redacted]

From: Mathis, Julie A.
</o=wamu/ou=sea/cn=recipients/cn=u692185>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:
Subject: [redacted] Richardson
Date: Mon Jun 23 2008 16:22:30 EDT
Attachments:

Savannah and I just spoke to Ms. Richardson, she agrees to the modification terms. I advised her the loan will not reflect current until we receive the signed documents.

Ms. Richardson wants to know if her rights to the property have been restored and if the locks were changed how she can get into the property. She also wants to coordinate a press release with Sara, I provided her with Sara's phone number.

Thanks,

Julie

From: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
To: Klein, Jason C.
</o=wamu/ou=sea/cn=recipients/cn=u164802>; Martin T. McGuinn
<mmcguinn@kirbymac.com>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Parker, Gary L.
</o=wamu/ou=sea/cn=recipients/cn=u142170>
Cc:
Bcc:
Subject: Laura Richardson
Date: Fri Jun 13 2008 15:44:10 EDT
Attachments:

I've spoken to Jason and Marty and left a message with Gary. We'd like to have a 4:00 call to discuss the Laura Richardson matter.

Gary, can you come to our floor and you, Don and I will grab a conference room.

Jason and Marty, please dial in to my conference number.

Number: [redacted]
Participant Code: [redacted]

Thanks.

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

NOTICE: This communication may contain legally privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. Thank You.

From:	Lyman, Daryl W. </o=wamu/ou=sea/cn=recipients/cn=u209612>
To:	Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>
Cc:	Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Wed Jul 09 2008 13:37:42 EDT
Attachments:	

Okay good. I looked at Savannah's numbers and the math adds up, so you're good to go forward and prepare the mod documents based on these numbers. If not already done, I recommend someone make a call to Richardson to inform her that the taxes are included (capitalized) in the MOD and documents are on the way. From her e-mail to Julie and Ann yesterday she is inquiring about the taxes.

[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Lyman, Daryl W.
</o=wamu/ou=sea/cn=recipients/cn=u209612>; Rogers, Savannah L.
</o=wamu/ou=sea/cn=recipients/cn=u191622>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc: Coker, Darlene
</o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>
Bcc:
Subject: RE[redacted] Richardson
Date: Wed Jul 09 2008 13:31:05 EDT
Attachments:

Taxes are included and new mod figs need to be communicated to richardson to let her know that taxes are now included, but we amended the interest and maturity to keep payments the same as originally communicated.

From:	Lyman, Daryl W. </o=wamu/ou=sea/cn=recipients/cn=u209612>
To:	Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Rogers, Savannah L. </o=wamu/ou=sea/cn=recipients/cn=u191622>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:	Coker, Darlene </o=wamu/ou=sea/cn=recipients/cn=u60338426157200>; Mathis, Julie A. </o=wamu/ou=sea/cn=recipients/cn=u692185>; Beal, Pamela S. </o=wamu/ou=sea/cn=recipients/cn=u690674>
Bcc:	
Subject:	RE: [redacted] Richardson
Date:	Wed Jul 09 2008 13:23:41 EDT
Attachments:	

Ann: Yes. Per my voice mail message, I'm trying to understand the MOD terms as they were communicated to Richardson. Are the terms the same as listed below by Savannah? Or does the recently discovered tax advance crate an issue?

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Fw: [redacted] Richardson
Date: Tue Jun 24 2008 11:44:42 EDT
Attachments:

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Mathis, Julie A.
To: Thorn, Ann
Sent: Tue Jun 24 06:53:52 2008
Subject: FW: 0729942433 Richardson

FYI

From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Ellas, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Potashnick, Barbara
A. </o=wamu/ou=sea/cn=recipients/cn=u972031>; Battaglia, Paul
J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: RE: Richardson Update
Date: Thu Jun 19 2008 07:36:27 EDT
Attachments:

I will only be available for the first 15 minutes or so.....Fitch is here today

---

From: Baptista, Geri Ann S.
Sent: Wed 06/18/2008 07:10 PM
To: Gaugl, Sara C.; Ellas, Alan; Cook, Don; Potashnick, Barbara A.; Battaglia, Paul J.; Thorn, Ann; Owen, Jan L.
Subject: Richardson Update

When: Thursday, June 19, 2008 9:00 AM-9:30 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: [illegible]

~~*~*~*~*~*~*~*~*

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: LA Times Blog: Richardson
Date: Tue Jun 17 2008 20:52:24 EDT
Attachments:

This should be interesting....

<http://latimesblogs.latimes.com/laland/2008/06/ask-the-congres.html>

Ask the congresswoman: Your questions for U.S. Rep. Laura Richardson
I'm overdue for a session of "Ask the blogger," so here goes. Today, something completely different: Instead of your questions for me, I'd like to hear your questions for U.S. Rep. Laura Richardson, the triple-default Democrat from Long Beach.
I sent her office a list of questions in late May (you can see my questions by clicking at the bottom of this post) and haven't heard back, so I'm giving up and turning to you: submit your best (serious) questions for U.S. Rep. Laura Richardson, I'll sort through them and send them along to her congressional office. Fire away.

(Sent by e-mail on June 10 to Kimberly Parker, chief of staff to U.S. Rep. Laura Richardson)
Kimberly: I'm still interested in answers to the questions below, which I first submitted to the congresswoman's office on May 22:
Questions from Peter Viles at the Los Angeles Times:
What kind of mortgage did the congresswoman take on the Sacramento home? (Adjustable Rate Mortgage, Option ARM, 30-year-fixed, etc.)
What was the amount of the loan and the interest rate?
Who was the original lender?
Did she take out one loan or more than one loan?
Did she make a down payment? If so, how much?
A published report quotes the seller of the house saying that Ms. Richardson received $15,000 from the seller for closing costs. Is this accurate?
What were her monthly payments on the mortgage?
How many payments did she make on the mortgage?
When did she begin missing payments on the mortgage, and why?
When and how did she contact the lender to discuss a loan modification?
Did she contact the lender herself, or did a member of her staff contact the lender?
Documents indicate the amount she owed on the loan was eventually greater then the initial value of the loan itself. Can you explain why the amount she owed increased?
When did she and the lender agree to a loan modification? And what is the exact nature of the loan modification? What is the new interest rate, the new principal amount, and the new monthly payment?
How many payments has the congresswoman made on the loan modification?
Thanks.
Peter Viles

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I [redacted] cell
sara.gaugl@wamu.net

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From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
Cc:
Bcc:
Subject: RE: Richardson Disclosure
Date: Mon Jun 16 2008 17:04:13 EDT
Attachments:

So, do we think having our calls again are in order? I can set them up- let me know. Thanks, Jan

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

From: Baptista, Geri Ann S.
Sent: Monday, June 16, 2008 1:56 PM
To: Strom, Erik E.; Owen, Jan L.
Cc: Gaugl, Sara C.
Subject: Richardson Disclosure
Sensitivity: Confidential

June 16, 2008, 3:34 pm

Disclosure Offers No Insight on Lawmaker's Home Woes

Sarah Lueck reports on Congress.

Trackback URL: <http://blogs.wsj.com/washwire/2008/06/16/disclosure-offers-no-insight-on-lawmakers-home-woes/trackback/>

House members' annual financial-disclosure forms were released Monday, but the one submitted by California Democratic Rep. Laura Richardson provided no information about her recent mortgage woes.

Multiple accounts have been reported recently <http://www.latimes.com/news/local/politics/cal/la-me-richardson11-2008jun11,0,3078049.story> on Richardson's financial troubles, which includes a foreclosure on one of her California homes and defaults on two others.

On the section labeled "Liabilities," Richardson's form says only "N/A." There's no mention of the balance of $578,384 that Richardson reportedly owes on a Sacramento home she purchased in January 2007. It recently was sold at auction to a mortgage lender for $388,000, according to the Associated Press.

Members of Congress are not required to report mortgages on their residences, unless the property is the source of rental or investment income. They are, however, required to disclose a mortgage debt or other type of loan when it exceeds the purchase price of the item.

Richardson's form is dated May 19 and covers calendar year 2007. She is among dozens of lawmakers who requested extra time to file information on their assets, debts, travel and income-possibly a sign that more details are on the way. Her new deadline is Monday, June 16. A spokesman didn't immediately return calls for comment.

Richardson told the AP in a May interview that her financial trouble was partly the result of using her own money for her recent run for her House seat. She said she renegotiated her loan and will pay it off, along with nearly $9,000 in delinquent property taxes. "I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Geri Ann S. Baptista - VP, WaMu Corporate Communications
206.500.2875 direct | 206.612[illegible] cell | 206.377.2023 fax | geriann.baptista@wamu.net

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From: Gaugl, Sara C.
Sent: Saturday, June 14, 2008 4:30 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Loan Terms
Sensitivity: Confidential

FYI.

Richardson's loan was subprime - Press Telegram (Long Beach)

By Gene Maddaus, Staff Writer

Rep. Laura Richardson took out a subprime loan to buy her Sacramento house, suggesting she probably was a poor credit risk even before her recent string of loan defaults.

Richardson, D-Long Beach, has defaulted on all three of her homes, and lost the one in Sacramento in a foreclosure auction. She is now engaged in a legal battle with the new owner of the home, after her lender, Washington Mutual Bank, filed to rescind the sale.

James York, owner of Red Rock Mortgage Inc., filed a lawsuit on Thursday against Richardson and Washington Mutual, contesting the foreclosure rescission.

Included in the suit was Richardson's deed of trust, which contains the terms of her home loan. The no-money-down loan was issued for $535,000 in January 2007. It was adjustable after two years, with an introductory rate of 8.8 percent.

"That's a subprime loan," said Jon Nastro, a real estate broker in nearby Elk Grove. "Those are the ones we're taking back now."

Richardson previously declined to disclose her loan terms.

The average prime mortgage rate at the time was 6.22 percent, according to Freddie Mac.

Without further information, it is difficult to tell whether Richardson's subprime loan terms were the result of a poor credit history, lack of income documentation, or both.

Richardson was an assemblywoman at the time the loan was issued, with an annual salary of $113,000. She also collected $28,365 in per diem for living expenses in Sacramento during the nine months she served in the Legislature. She now earns $169,300 as a member of Congress and rents an apartment in Washington, D.C.

Before her election in 2006, Richardson earned $80,000 as a legislative director for Lt. Gov. Cruz Bustamante and $28,000 as a Long Beach city councilwoman, according to a congressional financial disclosure form.

Richardson also owns two homes in San Pedro and Long Beach. In 2006, she took out an equity loan

against the Long Beach home to finance her run for the Legislature.

Richardson has defaulted at least eight times on the three properties since 2004 - six times in the last 14 months. She had also failed to pay smaller debts to a mechanic and a printing shop until reporters began inquiring about them.

Richardson's staffers were unavailable for comment on Friday.

From: Baptista, Geri Ann S.
Sent: Sat 06/14/2008 2:22 PM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Lawsuit

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

<http://www.mercurynews.com/breakingnews/ci_9579869?nclick_check=1>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS Associated Press Writer

Article Launched: 06/13/2008 05:40:18 PM PDT

SACRAMENTO-A Sacramento investor who bought the foreclosed home of Rep. Laura Richardson has filed a lawsuit against the congresswoman and her bank for rescinding the sale.

James York claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to back out of the sale.

York, who operates Red Rock Mortgage Inc., bought the foreclosed home in an upper-middle class Sacramento neighborhood at auction in May for $388,000 after Richardson failed to make her mortgage payments.

In the lawsuit filed in Sacramento County Superior Court, York is seeking to have the house returned to him, as well as punitive damages and costs. He also claims the bank acted with malice after the legitimate sale of the house.

The Associated Press obtained a copy of his lawsuit on Friday, the day the defendants were served.

Richardson, a Democrat from Long Beach, previously told the AP that the house was sold without her knowledge and after the bank agreed to hold off on any action until at least June.

She bought the house in January 2007 for $535,000, a few months after she was elected to the state Assembly. She took out an adjustable-rate mortgage with an interest rate that could vary between 8.8 percent and 14 percent, according to documents filed with York's lawsuit.

Richardson's spokesman, William Marshall, said the congresswoman had not been notified of the lawsuit. He declined further comment.

In an interview Friday with the AP, York said he believes Washington Mutual's trustee rescinded the sale solely because Richardson is a member of Congress. He said the savings and loan would not have done that for an average person.

York said he tried to negotiate a settlement but was rebuffed.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," he said. "It's not a difficult case. It's a valid sale."

A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

Richardson, 46, was a member of the Long Beach City Council when she won the Assembly seat in November 2006, months before she bought the three-bedroom, 1 1/2-bath Sacramento home. She won the congressional seat the next year in a special election to replace the late Juanita Millender-McDonald.

Richardson has acknowledged turmoil in her life during the short time she went from the city council to the state Assembly to Congress. She said she used her own money to finance her campaigns and fell behind in mortgage and property tax payments.

A default notice sent in March put her unpaid balance on the 1,600-square-foot home at $578,384.

Richardson's financial troubles appear to run deeper, however. The Long Beach Press-Telegram has reported that Richardson has two other homes in San Pedro and Long Beach that have fallen into default six times. Five of the defaults, totaling nearly $71,000, occurred in the last 13 months.

The newspaper also reported that Richardson has a history of not paying other bills, including failure to pay for car repairs and campaign fliers.

The congresswoman told the AP she believed she had worked out a deal with Washington Mutual to renegotiate her loan on the Sacramento home and pay it off. She also said she intended to pay the nearly $9,000 in delinquent property taxes.

In the notice of recission filed as an exhibit in York's lawsuit, the trustee company acknowledges it "had previously agreed to postpone the foreclosure sale until June 4, 2008."

Meanwhile, York said in the lawsuit that he has already started making repairs to the house, including painting, restoring the floors, landscaping and general clean-up that have "significantly increased its value."

He argues it would be unfair to give the house back to Richardson in better condition than she lost it. The amount of money he has spent on the repairs was not specified.

Richardson makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.

Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure. She has said she would like to testify before Congress as someone victimized by the nation's mortgage crisis.

York notes in his lawsuit that the house now has a cloud over it-making it more difficult to sell if it is eventually returned to him.

"If I had known it was this congresswoman's house, I probably never would have bought it," York said in the telephone interview.

Associated Press Writer Erica Werner in Washington, D.C., contributed to this report.

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

--- <http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS - 18 hours ago

SACRAMENTO, Calif. (AP) - An investor who bought a congresswoman's foreclosed home filed a lawsuit against the legislator and her bank for rescinding the sale.

James York had purchased the home at auction in May for $388,000 after Rep. Laura Richardson failed to make her mortgage payments. He claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to later back out of the sale.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," York said. "It's not a difficult case. It's a valid sale."

His lawsuit in Sacramento County Superior Court seeks to have the house returned to him, as well as punitive damages and costs.

Richardson, a Democrat from Long Beach, bought the house in January 2007 for $535,000. She previously told The Associated Press that it was sold without her knowledge and after the bank agreed to delay action.

The lawsuit was served to the defendants Friday.

Richardson's spokesman, William Marshall, said the congresswoman had not seen it and declined to comment. A spokeswoman for Washington Mutual, Sara Gaugi, said the company would have no comment because Richardson had not authorized it to speak about her case.

From: Baptista, Geri Ann S.
Sent: Fri 06/13/2008 10:13 AM
To: Gaugi, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: Richardson liability report and comment to senior Democrat

<http://thehill.com/leading-the-news/richardson-mum-in-the-face-of-mounting-pressure-2008-06-13.

html>

Richardson mum in the face of mounting pressure

By Jared Allen
Posted: 06/13/08 11:50 AM [ET]
Embattled Rep. Laura Richardson (D-Calif.) remained mum on Friday following more news about her personal housing crisis and a warning from House Speaker Nancy Pelosi (D-Calif.) to put her fiscal house back in order.

Richardson, who has dodged repeated calls for information regarding her multiple defaults on three home mortgages and her financial disclosure reports, failed to report a heavily indebted mortgage on her initial 2007 financial statement.

Official financial reports for House members will be released on Monday, and it remains to be seen if Richardson's official report will have been amended from the one she previously filed.

However, Pelosi issued a warning to Richardson on Thursday that she risks whatever repercussions may come from failing to disclose her assets and liabilities to the letter of the law.

"Every member of Congress is responsible for living up to the highest ethical standard, to having the fullest disclosure of his or her assets, as is required by law," Pelosi said at her weekly news conference. "And many people in our country are caught in a foreclosure crisis. Members of Congress maybe are as well."

After falling too far behind on mortgage payments on a home she purchased in Sacramento in January 2007, Richardson was forced to watch the home sold at auction last month.

In the aftermath, it was revealed that Richardson has defaulted on mortgages for three California homes since 1999.

According to records pulled from Los Angeles and Sacramento counties, Richardson has defaulted five separate times on her primary residence in Long Beach, a home she purchased in 1999 and refinanced in the summer of 2006 for a new $446,250 mortgage.

The prior summer, Richardson took out a loan from Wells Fargo, in the amount of $359,000, to purchase a second home in San Pedro.

After defaulting twice - in September 2007 and again in January - and owing $367,436 on an original loan of $359,000, Richardson received notice from her lender in April that her San Pedro home was going to be sold at auction. According to reports, that auction is scheduled for July 14.

But it is Richardson's Sacramento home that has gamered the most attention, and places her in the most immediate risk as a member of Congress who is bound by federal law to disclose certain assets and liabilities.

According to Richardson's 2007 financial disclosure statement - which she filed in February - she failed to report her Sacramento home mortgage as a liability even though she owed $40,000 more than she paid for the home, which was purchased in January of that year.

By the end of 2007 - which marks the end of the 2007 financial disclosure reporting period - Richardson had accumulated $575,000 in total debt after failing to make payments on her original $535,000 mortgage, according to Sacramento County records.

Financial disclosure laws require members of Congress to report home mortgages as liabilities if indebtedness exceeds the purchase prices of the item, and congressional ethics and finance experts

have said that, on a plain reading of the law, Richardson was required to disclose such an indebted mortgage as a liability.

Under the section of the report for liabilities, Richardson simply lists, "N/A."

A senior House Democrat close to leadership on Thursday afternoon said he had spoken to Richardson about the matter and she had assured him that, with regard to her Sacramento home, the "bank screwed up."

On Wednesday the Los Angeles Times reported that James York, the real estate investor who bought Richardson's Sacramento home at a May 7 auction for $388,000, is now claiming that Richardson's lender, Washington Mutual, reclaimed the property on behalf of Richardson.
York had recorded the deed on May 19 and had begun renovations, the Times reported.

"They took the property back, and they didn't even send back the money," York was quoted in the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs."

Geri Ann S. Baptista - VP, WaMu Corporate Communications

206.500.2875 direct | 206.612 cell | 206.377.2023 fax | geriann.baptista@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 2:15 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: RE: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Thanks for forwarding, Geri Ann.

Team, FYI below.

Sara Gaugl

Home Loans Public Relations

WaMu

1301 Second Avenue I WMC40 I Seattle WA 98101

206.500.2822 direct I 206.228 cell

sara.gaugl@wamu.net

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From: Baptista, Geri Ann S.

Sent: Thursday, June 12, 2008 1:20 PM
To: Gaugl, Sara C.; Strom, Erik E.
Subject: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Pelosi comments on Laura Richardson defaults

By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."

Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.

But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.

"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.

Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in Southern California that have fallen into default six times.

Last week the Long Beach Press-Telegram reported that Richardson had also left car repair bills unpaid.

Richardson easily won her Democratic primary June 3 and is running unopposed in the November general election, although at least one of her Democratic primary opponents is making plans to challenge her as a write-in candidate.

Richardson defended herself after the first reports of the foreclosure on her Sacramento home, saying it never should have happened and she'd worked out a deal with her lender to buy it back. However the purchaser of the property, James York of Red Rock Mortgage in Sacramento, complained in published reports this week that Richardson had been given favorable terms because she's a congresswoman and that he planned to sue over the issue.

Richardson's spokesman, William Marshall, had no immediate comment Thursday.

California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.

Richardson had a quick rise in politics, moving from the Long Beach City Council to a state Assembly seat in 2006 and to Congress the next year.

"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

Geri Ann S. Baptista. VP

Corporate Communications

Washington Mutual
1301 Second Avenue, WMC2103
Seattle, WA 98101

206.500.2875 direct, 206.377.2023 fax
geriann.baptista@wamu.net

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[redacted]

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:
Bcc:
Subject: FW: Richardson Rescission Notice
Date: Tue Jun 03 2008 16:28:29 EDT
Attachments:

---

fyi

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [redacted]
Sent: Tuesday, June 03, 2008 3:23 PM
To: Thorn, Ann
Subject: Re: Richardson Rescission Notice

Thank you for the email...today is election day and I will follow up with you tomorrow.

----- Original Message ----
From: "Thorn, Ann" <ann.thorn@wamu.net>
To: Laura Richardson <[redacted]>
Sent: Tuesday, June 3, 2008 8:06:10 AM
Subject: FW: Richardson Rescission Notice

Congresswoman Richardson, as requested attached is the copy of the rescission notice that should be filed today or tomorrow.

Thank you

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

<<Document.pdf>>

From: Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
To: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
Cc:
Bcc:
Subject: RE: Richardson Rescission Notice
Date: Tue Jun 03 2008 16:58:42 EDT
Attachments:

Thanks, Ann. I realize you are gone but appreciate the forwarded email. J

Jan Lynn Owen
First Vice President
State and Local Government and Industry Relations Manager
801 K Street Suite 110
Sacramento, CA 95814
916-553-4961
916-325-4717 fax
jan.owen@wamu.net

From: Thorn, Ann
Sent: Tuesday, June 03, 2008 1:28 PM
To: Battaglia, Paul J.; Owen, Jan L.; Gaugl, Sara C.
Subject: FW: Richardson Rescission Notice

fyi

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Laura Richardson [mailto:laurarichardson55assembly@yahoo.com]

Sent: Tuesday, June 03, 2008 3:23 PM
To: Thorn, Ann
Subject: Re: Richardson Rescission Notice

Thank you for the email...today is election day and I will follow up with you tomorrow.

----- Original Message -----
From: "Thorn, Ann" <ann.thorn@wamu.net>
To: Laura Richardson <[illegible]>
Sent: Tuesday, June 3, 2008 8:06:10 AM
Subject: FW: Richardson Rescission Notice

Congresswoman Richardson, as requested attached is the copy of the rescission notice that should be filed today or tomorrow.

Thank you

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

<<Document.pdf>>

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: FW: Communications regarding Richardson Loan
Date: Thu May 22 2008 16:39:50 EDT
Attachments:

Sara, need you to call the Congresswoman

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Richardson, Laura [mailto:
Sent: Thursday, May 22, 2008 4:20 PM
To: Thorn, Ann
Cc: Woodcock, Wendy A.
Subject: Communications regarding Richardson Loan
Importance: High

Ann/Wendy,

Could you please forward ASAP your communications contact? Channel 9 and 2 (CBS) has shown up to film at the district office and we have received numerous calls from other affiliates; therefore a response is required.

Sincerely,

Laura Richardson

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Loss Mit
Date: Thu Jun 12 2008 13:07:00 EDT
Attachments:

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

From: Mathis, Julie A.
Sent: Thursday, June 12, 2008 1:05 PM
To: Thorn, Ann; Woodcock, Wendy A.
Subject: FW: Loss Mit

Please see below.

Thanks,

Julie

From: Laura Richardson [mailto:
Sent: Thursday, June 12, 2008 10:20 AM
To: Mathis, Julie A.
Subject: Re: Loss Mit

Please advise Ann Thorne that I will work on this during the weekend. I apologize for the delay I did not recognize your email / name. I was looking for something from Ann or Ms. Woodcock, so I missed it.

I will be in touch.

Laura

----- Original Message -----
From: "Mathis, Julie A." <julie.mathis@wamu.net>
To: [redacted]
Cc: "Thorn, Ann" <ann.thorn@wamu.net>; "Woodcock, Wendy A." <wendy.woodcock@wamu.net>
Sent: Friday, June 6, 2008 12:10:05 PM
Subject: Loss Mit

<<Borrower Assistance Form 5.08.pdf>>

Thank you.

Julie

Julie Mathis, VP
Department Manager
Homeownership Preservation
Washington Mutual
904 886-1305
904 886-1325 fax

From: Thorn, Ann
</o=wamu/ou=sea/cn=recipients/cn=u604980>
To: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>; Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc:
Bcc:
Subject: FW: Follow-up on Loss Mit
Date: Tue Jun 17 2008 15:14:57 EDT
Attachments: EAS

Paul, per our conversation.

Sara/Jan, fyi

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

-----Original Message-----
From: Thorn, Ann
Sent: Tuesday, June 17, 2008 3:14 PM
To: 'Laura Richardson'
Subject: Follow-up on Loss Mit

Congresswoman,

Please see attached.

Thank you,

Ann Thorn

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-886-5644

For Internal Use Only

Attachments:
Scan001.PDF (27301 Bytes)

Document ID: 0.7.1020.18843

Attachment Name: EAS

Locator: esa:pst/*:D%28\CWACTIVECASES\HUSTON\DEMPSEY_2\PAUL_BATTAGLIA_U209440\U209440.PST:00000000746c58ec138c2049af3e55434ef70ade644b2200:
::0100f03049f7196b9e20f6e1cea0b2309d2a2579410191f7aa4e4e784906ea4e3340

Reason: : This file is empty (i.e., its length is zero bytes)

From: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Ellas, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>
Cc:
Bcc:
Subject: Email from Richardson
Date: Fri May 23 2008 23:58:51 EDT
Attachments:

I will limit my comments.....

FYI, below.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] cell
sara.gaugl@wamu.net

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: RichardsonMC, Laura [mailto [redacted]
Sent: Fri 05/23/2008 8:34 PM
To: Gaugl, Sara C.; Thorn, Ann; Woodcock, Wendy A.
Cc: RichardsonMC, Laura; Hernandez, Rosa (Rep. Richardson)
Subject: RE: WaMu Consent Form Attached

Sara,

Thank you for your response. At this point I think the communication with the media has been adequate. We covered print, ap and television outlets today. I provided the letter of April 17th and my consent to release that letter which addresses the questions we received. If any further information is needed I will contact you. If I can be of assistance or clarify any questions feel free to contact me on my cell phone @ 562-706-[redacted]

Sincerely,

Laura Richardson

From: Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Elias, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>
Bcc:
Subject: Additional Richardson Coverage
Date: Mon Jun 02 2008 13:56:05 EDT
Attachments:

Jan -
As discussed on this morning's call, embedded below are links to articles that include comments made by both Mathews and Davis.

http://latimesblogs.latimes.com/laland/2008/06/richardsons-oth.html

http://latimesblogs.latimes.com/laland/2008/05/richardson-oppo.html

http://www.presstelegram.com/news/ci_9442767

http://www.sfgate.com/cgi-bin/article.cgi?f=/n/a/2008/05/31/politics/p105208D12.DTL&type=politics

Additionally, here are a few statements Congresswoman Richardson issued on Saturday rather than interviewing for the LA Times article:
* "As I noted in my statements earlier this week, due to multiple job changes, divorce, illness/death, and nine campaigns over the last ten years, these major life-changing moments have come at great personal expense and at challenging financial strain," Richardson said in a statement Saturday.
* "Instead of politicizing a personal housing crisis (two personal properties that are current and the third that is being challenged by my lender questioning the validity of its sale), I have been transparent with this matter and share with my constituents the anguish that the housing industry is in a severe crisis," Richardson said.
* (Other commentary) Richardson has acknowledged using her money to finance her campaigns and falling behind in mortgage payments. She claimed her Sacramento house was sold into foreclosure without her knowledge, contending she had renegotiated her loan to pay it off.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] | cell
sara.gaugl@wamu.net

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[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Cc: Battaglia, Paul J.
</o=wamu/ou=sea/cn=recipients/cn=u209440>
Bcc:
Subject: RE: Richardson
Date: Tue Jun 24 2008 12:33:38 EDT
Attachments:

Hi - I understand that Ms. Richardson qualified for and agreed to a loan modification, but we're awaiting signed paperwork.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I [redacted] cell
sara.gaugl@wamu.net

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From: Baptista, Geri Ann S.
Sent: Tuesday, June 24, 2008 9:05 AM
To: Gaugl, Sara C.; Owen, Jan L.
Subject: Richardson
Sensitivity: Confidential

FYI Re: A fundraiser for Richardson.
Any update on the loan matter?

Geri Ann

A House Seat Won, a House Lost, and a House Leader Divided
By Jeffrey H. Birnbaum
Tuesday, June 24, 2008; A15
<http://www.washingtonpost.com/wp-dyn/content/article/2008/06/23/AR2008062301797_pf.html?nav=rss_opinion/columns>
Every once in a while, events move fast in the nation's capital.
Last week, Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Steny+Hoyer?tid=informline>, through a spokeswoman, said it might be a good idea for the ethics committee to look into some financial missteps by Rep. Laura Richardson (D-Calif.) that have been highlighted in the press.

This week -- tomorrow, in fact -- Hoyer is scheduled to host a fundraising reception for Richardson to help pay her campaign's substantial debt.
Whoa!
Richardson was elected to the House last August in a special election to replace the late Democratic Rep. Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Juanita+Millender-McDonald?tid=informline>.
Subsequently, Richardson lost her Sacramento home to foreclosure after failing to make payments. She also reportedly owed Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Sacramento+County?tid=informline> about $9,000 in property taxes and defaulted on loans six times on two other California homes.
On top of that, according to the Long Beach Press-Telegram, Richardson failed to pay an auto mechanic for hundreds of dollars' worth of car repairs and then abandoned the car at another body shop.
None of this was detailed -- as some of it probably should have been, according to critics -- on Richardson's legally mandated financial disclosure forms.
The liberal watchdog group Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Citizens+for+Responsibility+and+Ethics+in+Washington?tid=informline> (CREW) dubbed Richardson a "deadbeat congresswoman" and filed a complaint. Both Hoyer and Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/John+Boehner?tid=informline> said that Richardson's woes might merit an ethics inquiry.
"Mr. Hoyer has always said the ethics committee should look at anything that's raised in the public sphere," Hoyer spokeswoman Stacey Farnen Bernards said last week. "That gives people the confidence that the House is policing itself."
But Hoyer's policy didn't deter him from going ahead with the fundraiser to help his beleaguered colleague pay off the $330,000 she owed as of last month. The event is scheduled from 5:30 to 7 tomorrow evening, in rented space at a private residence on Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Capitol+Hill?tid=informline>.
Hoyer's invitation seeks contributions of between $1,000 and $5,000 from political action committees, which are pools of money filled by individuals and used by corporations, industries and labor unions to donate to the coffers of lawmakers they wish to assist.
Probably a lot of PACs will pay up. Pleasing the House's majority leader is something political action committees are usually eager to do.
But help for Richardson?
CREW's executive director, Error! Hyperlink reference not valid. <http://www.washingtonpost.com/ac2/related/topic/Melanie+Sloan?tid=informline>, thinks Hoyer's effort takes him in the wrong direction. "I'd prefer to see a member file an ethics complaint against Richardson rather than help retire her campaign debt," Sloan said in an e-mail.
Richardson's office did not return a telephone call seeking comment. Hoyer is not deterred and defends his decision to help Richardson. "There is no allegation of wrongdoing," Bernards said. "Mr. Hoyer feels comfortable supporting Representative Richardson as a fellow House Democrat."

Geri Ann S. Baptista, VP
Corporate Communications
Washington Mutual
1301 Second Avenue, WMC2103
Seattle, WA 98101
206.500.2875 direct, 206.377.2023 fax
geriann.baptista@wamu.net
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From:	Gaugl, Sara C. </o=wamu/ou=sea/cn=recipients/cn=u192170>
To:	Baptista, Geri Ann S. </o=wamu/ou=sea/cn=recipients/cn=u255251>; Strom, Erik E. </o=wamu/ou=sea/cn=recipients/cn=u226270>; Owen, Jan L. </o=wamu/ou=sea/cn=recipients/cn=u146276>; Battaglia, Paul J. </o=wamu/ou=sea/cn=recipients/cn=u209440>; Ellas, Alan </o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Cook, Don </o=wamu/ou=sea/cn=recipients/cn=u578890>; Thorn, Ann </o=wamu/ou=sea/cn=recipients/cn=u604980>; Potashnick, Barbara A. </o=wamu/ou=sea/cn=recipients/cn=u972031>
Cc:	
Bcc:	
Subject:	Coverage on Richardson Loan Terms
Date:	Sat Jun 14 2008 19:30:26 EDT
Attachments:	

FYI.

Richardson's loan was subprime - Press Telegram (Long Beach)

By Gene Maddaus, Staff Writer

Rep. Laura Richardson took out a subprime loan to buy her Sacramento house, suggesting she probably was a poor credit risk even before her recent string of loan defaults.

Richardson, D-Long Beach, has defaulted on all three of her homes, and lost the one in Sacramento in a foreclosure auction. She is now engaged in a legal battle with the new owner of the home, after her lender, Washington Mutual Bank, filed to rescind the sale.

James York, owner of Red Rock Mortgage Inc., filed a lawsuit on Thursday against Richardson and Washington Mutual, contesting the foreclosure rescission.

Included in the suit was Richardson's deed of trust, which contains the terms of her home loan. The no-money-down loan was issued for $535,000 in January 2007. It was adjustable after two years, with an introductory rate of 8.8 percent.

"That's a subprime loan," said Jon Nastro, a real estate broker in nearby Elk Grove. "Those are the ones we're taking back now."

Richardson previously declined to disclose her loan terms.

The average prime mortgage rate at the time was 6.22 percent, according to Freddie Mac.

Without further information, it is difficult to tell whether Richardson's subprime loan terms were the result of a poor credit history, lack of income documentation, or both.

Richardson was an assemblywoman at the time the loan was issued, with an annual salary of $113,000. She also collected $28,365 in per diem for living expenses in Sacramento during the nine months she served in the Legislature. She now earns $169,300 as a member of Congress and rents an apartment in Washington, D.C.

Before her election in 2006, Richardson earned $80,000 as a legislative director for Lt. Gov. Cruz Bustamante and $28,000 as a Long Beach city councilwoman, according to a congressional financial disclosure form.

Richardson also owns two homes in San Pedro and Long Beach. In 2006, she took out an equity loan against the Long Beach home to finance her run for the Legislature.

Richardson has defaulted at least eight times on the three properties since 2004 - six times in the last 14 months. She had also failed to pay smaller debts to a mechanic and a printing shop until reporters began inquiring about them.

Richardson's staffers were unavailable for comment on Friday.

From: Baptista, Geri Ann S.
Sent: Sat 06/14/2008 2:22 PM
To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann; Potashnick, Barbara A.
Subject: Coverage on Richardson Lawsuit

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

<http://www.mercurynews.com/breakingnews/ci_9579869?nclick_check=1>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS Associated Press Writer
Article Launched: 06/13/2008 05:40:18 PM PDT

SACRAMENTO-A Sacramento investor who bought the foreclosed home of Rep. Laura Richardson has filed a lawsuit against the congresswoman and her bank for rescinding the sale.

James York claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to back out of the sale.

York, who operates Red Rock Mortgage Inc., bought the foreclosed home in an upper-middle class Sacramento neighborhood at auction in May for $388,000 after Richardson failed to make her mortgage payments.

In the lawsuit filed in Sacramento County Superior Court, York is seeking to have the house returned to him, as well as punitive damages and costs. He also claims the bank acted with malice after the legitimate sale of the house.

The Associated Press obtained a copy of his lawsuit on Friday, the day the defendants were served.

Richardson, a Democrat from Long Beach, previously told the AP that the house was sold without her knowledge and after the bank agreed to hold off on any action until at least June.

She bought the house in January 2007 for $535,000, a few months after she was elected to the state Assembly. She took out an adjustable-rate mortgage with an interest rate that could vary between 8.8 percent and 14 percent, according to documents filed with York's lawsuit.

Richardson's spokesman, William Marshall, said the congresswoman had not been notified of the lawsuit. He declined further comment.

In an interview Friday with the AP, York said he believes Washington Mutual's trustee rescinded the sale solely because Richardson is a member of Congress. He said the savings and loan would not have done that for an average person.

York said he tried to negotiate a settlement but was rebuffed.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," he said. "It's not a difficult case. It's a valid sale."

A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

Richardson, 46, was a member of the Long Beach City Council when she won the Assembly seat in November 2006, months before she bought the three-bedroom, 1 1/2-bath Sacramento home. She won the congressional seat the next year in a special election to replace the late Juanita Millender-McDonald.

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Richardson's financial troubles appear to run deeper, however. The Long Beach Press-Telegram has reported that Richardson has two other homes in San Pedro and Long Beach that have fallen into default six times. Five of the defaults, totaling nearly $71,000, occurred in the last 13 months.

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Associated Press Writer Erica Werner in Washington, D.C., contributed to this report.

<http://ap.google.com/article/ALeqM5gjl2vKwhu_mgDQ86mfxohh6oU2gQD919J2OG0>

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By JULIET WILLIAMS - 18 hours ago

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To: Gaugl, Sara C.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: Richardson liability report and comment to senior Democrat

<http://thehill.com/leading-the-news/richardson-mum-in-the-face-of-mounting-pressure-2008-06-13.html>

Richardson mum in the face of mounting pressure

By Jared Allen
Posted: 06/13/08 11:50 AM [ET]
Embattled Rep. Laura Richardson (D-Calif.) remained mum on Friday following more news about her personal housing crisis and a warning from House Speaker Nancy Pelosi (D-Calif.) to put her fiscal house back in order.

Richardson, who has dodged repeated calls for information regarding her multiple defaults on three home mortgages and her financial disclosure reports, failed to report a heavily indebted mortgage on her initial 2007 financial statement.

Official financial reports for House members will be released on Monday, and it remains to be seen if Richardson's official report will have been amended from the one she previously filed.

However, Pelosi issued a warning to Richardson on Thursday that she risks whatever repercussions may come from failing to disclose her assets and liabilities to the letter of the law.

"Every member of Congress is responsible for living up to the highest ethical standard, to having the fullest disclosure of his or her assets, as is required by law," Pelosi said at her weekly news conference. "And many people in our country are caught in a foreclosure crisis. Members of Congress maybe are as well."

After falling too far behind on mortgage payments on a home she purchased in Sacramento in January 2007, Richardson was forced to watch the home sold at auction last month.

In the aftermath, it was revealed that Richardson has defaulted on mortgages for three California homes since 1999.

According to records pulled from Los Angeles and Sacramento counties, Richardson has defaulted five separate times on her primary residence in Long Beach, a home she purchased in 1999 and refinanced in the summer of 2006 for a new $446,250 mortgage.

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After defaulting twice - in September 2007 and again in January - and owing $367,436 on an original loan of $359,000, Richardson received notice from her lender in April that her San Pedro home was going to be sold at auction. According to reports, that auction is scheduled for July 14.

But it is Richardson's Sacramento home that has garnered the most attention, and places her in the most immediate risk as a member of Congress who is bound by federal law to disclose certain assets and liabilities.

According to Richardson's 2007 financial disclosure statement - which she filed in February - she failed to report her Sacramento home mortgage as a liability even though she owed $40,000 more than she paid for the home, which was purchased in January of that year.

By the end of 2007 - which marks the end of the 2007 financial disclosure reporting period - Richardson had accumulated $575,000 in total debt after failing to make payments on her original $535,000 mortgage, according to Sacramento County records.

Financial disclosure laws require members of Congress to report home mortgages as liabilities if indebtedness exceeds the purchase prices of the item, and congressional ethics and finance experts have said that, on a plain reading of the law, Richardson was required to disclose such an indebted mortgage as a liability.

Under the section of the report for liabilities, Richardson simply lists, "N/A."

A senior House Democrat close to leadership on Thursday afternoon said he had spoken to Richardson about the matter and she had assured him that, with regard to her Sacramento home, the "bank screwed up."

On Wednesday the Los Angeles Times reported that James York, the real estate investor who bought Richardson's Sacramento home at a May 7 auction for $388,000, is now claiming that Richardson's lender, Washington Mutual, reclaimed the property on behalf of Richardson.
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"They took the property back, and they didn't even send back the money," York was quoted in the Times. "It's clear what's happening is Ms. Richardson is abusing her political power and using it for her own political needs."

Geri Ann S. Baptista - VP, WaMu Corporate Communications

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From: Gaugl, Sara C.
Sent: Thursday, June 12, 2008 2:15 PM
To: Baptista, Geri Ann S.; Strom, Erik E.; Owen, Jan L.; Battaglia, Paul J.; Elias, Alan; Cook, Don; Thorn, Ann
Subject: RE: Pelosi comments on Laura Richardson defaults
Sensitivity: Confidential

Thanks for forwarding, Geri Ann.

Team, FYI below.

Sara Gaugl

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Pelosi comments on Laura Richardson defaults

By Erica Werner The Associated Press

<http://www.dailybreeze.com/ci_9564107>

WASHINGTON - House Speaker Nancy Pelosi, asked Thursday about fellow California Democratic Rep. Laura Richardson's multiple home defaults, said that "every member of Congress is responsible for living up to the highest ethical standards."

Pelosi said she was not familiar with the details of the controversy surrounding Richardson, who won a special election last year to replace the late Rep. Juanita Millender-McDonald in the 37th Congressional District in Long Beach.

But every lawmaker must make "the fullest disclosure of his or her assets as is required by law," Pelosi said.

"Many people in our country are caught in the foreclosure crisis. Members of Congress maybe are as well," she added.

Late last month reports emerged that Richardson, a former state Assemblywoman and member of the Long Beach City Council, had lost her Sacramento home to foreclosure and has two other homes in

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Richardson's spokesman, William Marshall, had no immediate comment Thursday.

California Assembly Speaker Karen Bass, D-Los Angeles, also addressed the Richardson situation Thursday during a visit to Washington. Bass and other Assembly leaders had endorsed Richardson's congressional bid but Bass told reporters she'd had no idea about Richardson's financial issues.

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"Given the rapid pace of all of that I can understand the financial difficulties, but now more is coming out," Bass said. She said she'd hoped while in Washington to talk to Richardson about the situation but hadn't had the opportunity.

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From: Baptista, Geri Ann S.
</o=wamu/ou=sea/cn=recipients/cn=u255251>
To: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>; Strom, Erik E.
</o=wamu/ou=sea/cn=recipients/cn=u226270>; Owen, Jan L.
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A. </o=wamu/ou=sea/cn=recipients/cn=u972031>
Cc:
Bcc:
Subject: Coverage on Richardson Lawsuit
Date: Sat Jun 14 2008 17:22:52 EDT
Attachments:

San Jose Mercury News and AP stories (AP story picked up by some online syndication outlets).

<http://www.mercurynews.com/breakingnews/ci_9579869?nclick_check=1>

Buyer sues Calif. congresswoman over foreclosure

By JULIET WILLIAMS Associated Press Writer
Article Launched: 06/13/2008 05:40:18 PM PDT

SACRAMENTO-A Sacramento investor who bought the foreclosed home of Rep. Laura Richardson has filed a lawsuit against the congresswoman and her bank for rescinding the sale.

James York claims Richardson used her influence as a congresswoman to force Washington Mutual Inc. and a subsidiary to back out of the sale.

York, who operates Red Rock Mortgage Inc., bought the foreclosed home in an upper-middle class Sacramento neighborhood at auction in May for $388,000 after Richardson failed to make her mortgage payments.

In the lawsuit filed in Sacramento County Superior Court, York is seeking to have the house returned to him, as well as punitive damages and costs. He also claims the bank acted with malice after the legitimate sale of the house.

The Associated Press obtained a copy of his lawsuit on Friday, the day the defendants were served.

Richardson, a Democrat from Long Beach, previously told the AP that the house was sold without her knowledge and after the bank agreed to hold off on any action until at least June.

She bought the house in January 2007 for $535,000, a few months after she was elected to the state Assembly. She took out an adjustable-rate mortgage with an interest rate that could vary between 8.8 percent and 14 percent, according to documents filed with York's lawsuit.

Richardson's spokesman, William Marshall, said the congresswoman had not been notified of the lawsuit. He declined further comment.

In an interview Friday with the AP, York said he believes Washington Mutual's trustee rescinded the sale solely because Richardson is a member of Congress. He said the savings and loan would not have done that for an average person.

York said he tried to negotiate a settlement but was rebuffed.

"They rescinded the notice of trustee sale and put it back in her name before even telling me," he said. "It's not a difficult case. It's a valid sale."

A spokeswoman for Washington Mutual, Sara Gaugl, said the company would have no comment because Richardson had not authorized it to speak about her case.

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Proprietary and Confidential - Do Not Copy

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Subject: Richardson liability report and comment to senior Democrat

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Subject: RE: Pelosi comments on Laura Richardson defaults
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Team, FYI below.

Sara Gaugl

Home Loans Public Relations

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By Erica Werner The Associated Press

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From: Anne Canfield <[redacted]
To:
Cc:
Bcc:
Subject: Recorded Vote Tally: Emergency Economic Stabilization Act
Date: Mon Sep 29 2008 15:22:03 EDT
Attachments:

FINAL VOTE RESULTS FOR ROLL CALL 674

(Democrats in roman; Republicans in italic; Independents underlined)

H R 3997 RECORDED VOTE 29-Sep-2008 2:07 PM
QUESTION: On Concurring in Senate Amendment With An Amendment
BILL TITLE: To amend the Internal Revenue Code of 1986 to provide earnings assistance and tax relief to members of the uniformed services, volunteer firefighters, and Peace Corps volunteers, and for other purposes

<http://clerk.house.gov/evs/2008/roll674.xml#Y> Ayes

<http://clerk.house.gov/evs/2008/roll674.xml#N> Noes

PRES

<http://clerk.house.gov/evs/2008/roll674.xml#NV> NV

Democratic

140

95

Republican

65

133

1

Independent

TOTALS

205

228

1

---- AYES 204 ---

Ackerman
Allen
Andrews
Arcuri
Bachus
Baird
Baldwin
Bean
Berman
Berry
Bishop (GA)
Bishop (NY)
Blunt
Boehner
Bonner
Bono Mack
Boozman
Boren
Boswell

Boucher
Boyd (FL)
Brady (PA)
Brady (TX)
Brown (SC)
Brown, Corrine
Calvert
Camp (MI)
Campbell (CA)
Cannon
Cantor
Capps
Capuano
Cardoza
Carnahan
Castle
Clarke
Clyburn
Cohen
Cole (OK)
Cooper
Costa
Cramer
Crenshaw
Crowley
Cubin
Davis (AL)
Davis (CA)
Davis (IL)
Davis, Tom
DeGette
DeLauro
Dicks
Dingell
Donnelly
Doyle
Dreier
Edwards (TX)
Ehlers
Ellison
Ellsworth
Emanuel
Emerson
Engel
Eshoo
Etheridge
Everett
Farr
Fattah

Ferguson
Fossella
Foster
Frank (MA)
Gilchrest
Gonzalez

Gordon
Granger
Gutierrez
Hall (NY)
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Hastings (FL)
Herger
Higgins
Hinojosa
Hobson
Holt
Honda
Hooley
Hoyer
Inglis (SC)
Israel
Johnson, E. B.
Kanjorski
Kennedy
Kildee
Kind
King (NY)
Kirk
Klein (FL)
Kline (MN)
LaHood
Langevin
Larsen (WA)
Larson (CT)
Levin
Lewis (CA)
Lewis (KY)
Loebsack
Lofgren, Zoe
Lowey
Lungren, Daniel E.
Mahoney (FL)
Maloney (NY)
Markey
Marshall
Matsui
McCarthy (NY)
McCollum (MN)
McCrery
McDermott
McGovern
McHugh
McKeon
McNerney
McNulty
Meek (FL)
Meeks (NY)
Melancon
Miller (NC)
Miller, Gary

Miller, George
Mollohan
Moore (KS)
Moore (WI)
Moran (VA)
Murphy (CT)

Murphy, Patrick
Murtha
Nadler
Neal (MA)
Oberstar
Obey
Olver
Pallone
Pelosi
Perlmutter
Peterson (PA)
Pickering
Pomeroy
Porter
Price (NC)
Pryce (OH)
Putnam
Radanovich
Rahall
Rangel
Regula
Reyes
Reynolds
Richardson
Rogers (AL)
Rogers (KY)
Ross
Ruppersberger
Ryan (OH)
Ryan (WI)
Sarbanes
Saxton
Schakowsky
Schwartz
Sessions
Sestak
Shays
Simpson
Sires
Skelton
Slaughter
Smith (TX)
Smith (WA)
Snyder
Souder
Space
Speier
Tancredo
Tanner

Tauscher
Towns
Tsongas
Upton
Van Hollen
Velázquez
Walden (OR)
Walsh (NY)
Wasserman Schultz
Waters
Watt
Waxman
Weiner
Weldon (FL)
Wexler
Wilson (NM)
Wilson (OH)
Wilson (SC)
Wolf

---- NOES 228 ---

Abercrombie
Aderholt
Akin
Alexander
Altmire
Baca
Bachmann
Barrett (SC)
Barrow
Bartlett (MD)
Barton (TX)
Becerra
Berkley
Biggert
Bilbray
Bilirakis
Bishop (UT)
Blackburn
Blumenauer
Boustany
Boyda (KS)
Braley (IA)
Broun (GA)
Brown-Waite, Ginny
Buchanan
Burgess
Burton (IN)
Butterfield
Buyer

Capito
Carney
Carson
Carter
Castor
Cazayoux
Chabot
Chandler
Childers
Clay
Cleaver
Coble
Conaway
Conyers
Costello
Courtney
Cuellar
Culberson
Cummings
Davis (KY)
Davis, David
Davis, Lincoln
Deal (GA)
DeFazio
Delahunt
Dent
Diaz-Balart, L.
Diaz-Balart, M.
Doggett
Doolittle
Drake
Duncan
Edwards (MD)
English (PA)
Fallin
Feeney
Filner
Flake
Forbes
Fortenberry
Foxx
Franks (AZ)
Frelinghuysen
Gallegly
Garrett (NJ)
Gerlach
Giffords

Gillibrand
Gingrey
Gohmert
Goode
Goodlatte
Graves
Green, Al
Green, Gene

Grijalva
Hall (TX)
Hastings (WA)
Hayes
Heller
Hensarling
Herseth Sandlin
Hill
Hinchey
Hirono
Hodes
Hoekstra
Holden
Hulshof
Hunter
Inslee
Issa
Jackson (IL)
Jackson-Lee (TX)
Jefferson
Johnson (GA)
Johnson (IL)
Johnson, Sam
Jones (NC)
Jordan
Kagen
Kaptur
Keller
Kilpatrick
King (IA)
Kingston
Knollenberg
Kucinich
Kuhl (NY)
Lamborn
Lampson
Latham
LaTourette
Latta
Lee
Lewis (GA)
Linder
Lipinski
LoBiondo
Lucas
Lynch
Mack
Manzullo
Marchant
Matheson
McCarthy (CA)
McCaul (TX)
McCotter
McHenry
McIntyre
McMorris Rodgers

Mica
Michaud
Miller (FL)
Miller (MI)
Mitchell
Moran (KS)
Murphy, Tim
Musgrave
Myrick
Napolitano
Neugebauer
Nunes

Ortiz
Pascrell
Pastor
Paul
Payne
Pearce
Pence
Peterson (MN)
Petri
Pitts
Platts
Poe
Price (GA)
Ramstad
Rehberg
Reichert
Renzi
Rodriguez
Rogers (MI)
Rohrabacher
Ros-Lehtinen
Roskam
Rothman
Roybal-Allard
Royce
Rush
Salazar
Sali
Sánchez, Linda T.
Sanchez, Loretta
Scalise
Schiff
Schmidt
Scott (GA)
Scott (VA)
Sensenbrenner
Serrano
Shadegg
Shea-Porter
Sherman
Shimkus
Shuler
Shuster

Smith (NE)
Smith (NJ)
Solis
Stark
Stearns
Stupak
Sullivan
Sutton
Taylor
Terry
Thompson (CA)
Thompson (MS)
Thornberry
Tiahrt
Tiberi
Tierney
Turner
Udall (CO)
Udall (NM)
Visclosky
Walberg
Walz (MN)
Wamp
Watson
Welch (VT)
Westmoreland
Whitfield (KY)
Wittman (VA)
Woolsey
Wu
Yarmuth
Young (AK)
Young (FL)

---- NOT VOTING 1 ---

Weller

From: Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>
Cc:
Bcc:
Subject: Re: CNBC.com Article: Evander Holyfield's Mansion Under Foreclosure
Date: Fri Jun 06 2008 11:25:42 EDT
Attachments:

Well, maybe he and Richardson can hook up? Thanks for the heads up.

Alan

---- Original Message ----
From: Schneider, David C.
To: Elias, Alan; Gaugl, Sara C.
Cc: Rotella, Steve
Sent: Fri Jun 06 08:14:48 2008
Subject: FW: CNBC.com Article: Evander Holyfield's Mansion Under Foreclosure

Alan,

You may get a call.

Steve, fyi

From: Berens, John
Sent: Friday, June 06, 2008 6:53 AM
To: Schneider, David C.; White, Don
Subject: CNBC.com Article: Evander Holyfield's Mansion Under Foreclosure

Evander Holyfield's Mansion Under Foreclosure
Former heavyweight champion Evander Holyfield is facing mounting financial and legal woes.
http://www.cnbc.com/id/24998497/from/ET/

fyi, this is ours. David, I'm sure you recall, he's on the top of our large balance loans.

From: GM PR
</o=wamu/ou=sea/cn=recipients/cn=pr>
To:
Cc:
Bcc:
Subject: Breaking News: Associated Press, National Mortgage News
Date: Tue May 27 2008 10:51:47 EDT
Attachments:

WaMu Focused News

1. AP Interview: Calif. congresswoman says home sale 'improper'
By ERICA WERNER
24 May 2008
Associated Press Newswires

Rep. Laura Richardson claimed Friday that her Sacramento home was sold into foreclosure without her knowledge and contrary to an agreement with her lender.
She said that she is like any other American suffering in the mortgage crisis and wants to testify to Congress about her experience as lawmakers craft a foreclosure-prevention bill.
In a lengthy interview with The Associated Press on Friday night, the Southern California Democrat struck back against several days of negative publicity over reports she defaulted on her mortgage, allowing the house to be sold at auction.
Richardson, elected in a special election last August, acknowledged turmoil in her life in the months after an incumbent's death in April opened up the Los Angeles-area House seat.
She used her money to finance her campaign and fell behind in mortgage payments. But Richardson said that makes her like other Americans who have to deal with a sudden death or birth that throws a wrench into their finances.
Now, Richardson said, she has renegotiated her loan to pay it off and promised to fully comply with all its terms. She also said she will pay nearly $9,000 in delinquent property taxes.
She insisted she's not getting special terms because she's a congresswoman.
"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."
Richardson was a member of the Long Beach City Council when she won a California state Assembly seat in November 2006, months before she bought the three-bedroom, 1 1/2-bath Sacramento home. She won the congressional seat the next year in the special election to replace the late Juanita Millender-McDonald.
The problem is that the 1,600-square-foot home she bought for $535,500 in January 2007 was sold at auction earlier this month to a Sacramento mortgage lender, who paid $388,000. The sale was officially recorded on Monday, according to documents on file with the Sacramento County Recorder's Office.
A default notice sent to Richardson in March put her unpaid balance at $578,384.
Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.
Although others struggling with mortgages make far less, Richardson said it was "very misleading" to compare her earnings to the national median household income of around $50,000. The reason: Lawmakers are required to maintain two residences while other people don't have to, she said.
Others also don't have to depend on winning an election to ensure their livelihood, she said.
Richardson provided AP with an April letter that appears to be from Washington Mutual Home Loans telling her there was a hold on foreclosure sales on her property until June 4 of this year.

She said she got another letter asking for payments May 2 and paid them, but did not know the sale was going to happen five days later.
Richardson also provided an e-mail dated Thursday she said was from Washington Mutual that appeared to acknowledge an agreement "to facilitate the recission of foreclosure sale."
She did not provide documentation of the structure of her new loan.
A Washington Mutual spokeswoman, Sara Gaugl, told AP earlier in the day that the company had "not received consent from Ms. Richardson that would allow us to discuss her loan situation."
Asked later to respond to Richardson's specific comments, she reiterated that the savings and loan could not discuss the matter without the congresswoman's consent.
Meanwhile, the current owner of the property told AP that his ownership of the house is not in doubt. James York, owner of Red Rock Mortgage Inc. of Sacramento, declined to discuss any possible negotiations that might be ongoing.
"I've taken possession on the home," York said. "I've been working on it, fixing it up. It had been vacant. It was in cleaner and in better repair than most foreclosures."
The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.
Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure.
Richardson was absent earlier this month for votes on the Foreclosure Prevention Act, which she said was because of her father's funeral. But she could have another opportunity to vote on the foreclosure package as the House is expected to bring it back up in June once agreement is reached in the Senate.
In most cases, congressional ethics rules don't prevent lawmakers from voting on legislation that might affect or help them economically. Such votes are essentially impossible to avoid.
Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.
"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.
Melanie Sloan, executive director of the Washington-based Citizens for Responsibility and Ethics, criticized Richardson for falling deeper into debt while choosing to spend more than $75,000 of her own money on her campaign -- suggesting that it's more important to win a seat in Congress than to be fiscally responsible, a point Richardson disputed.
Sloan also said Richardson should not be in the situation she is while making a congressional salary, when homeowners around the country making $50,000 or less are struggling to pay their debts.
"Truthfully, it's appalling," Sloan said.

2. Was Lawmaker Foreclosed On?
By Jennifer Harmon
26 May 2008
National Mortgage News

LONG BEACH, CA -- The Press-Telegram here said that Rep. Laura Richardson made only a few payments on the Sacramento house she bought in 2007, failed to pay property taxes, defaulted on the mortgage and lost the house to foreclosure. The Press-Telegram also reported that Rep. Richardson's lender, Washington Mutual, took a loss of nearly $200,000 when it sold the house at a public auction on May 7.
"They took a beating," James York, the Sacramento real estate broker who said he bought the house at a foreclosure auction, told the Press-Telegram.
The report is based on public documents the newspaper published on its website, and in an interview with Mr. York. It is at odds with Rep. Richardson's statement, in which the Long Beach Democrat said she had worked out a loan modification with her lender, and would "fulfill all financial obligations" on the property.
According to the Press-Telegram, "Rep. Laura Richardson lost her Sacramento home in a foreclosure auction two weeks ago, and left behind nearly $9,000 in unpaid property taxes. Rep. Richardson, D-

Long Beach, appears to have made only a few payments on the house, which she bought in January 2007 for $535,000."
The newspaper's report - that the house was foreclosed and an auction took place - appears to conflict with Rep. Richardson's statement that the house "is not in foreclosure." Her office has not responded to a request from the Los Angles Times for additional information about her mortgage and loan modification. The Press-Telegram said she declined to be interviewed about the controversy.
The newspaper's report also calls into question her statement that she had worked out a loan modification with her lender and would fulfill all financial obligations related to the property. The Press-Telegram reports that the house sold for only $388,000, far below the $574,000 owed on the property, and that the new owner, Mr. York, "assumed responsibility for Ms. Richardson's unpaid property tax bill of $8,950.79."

WaMu Related News

3. IRS Rule Aids Loan Mods
By Brian Collins
26 May 2008
National Mortgage News

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The new IRS ruling encourages servicers to identify and assist borrowers that have a high risk of eventual foreclosure.
And it allows servicers to be proactive in preventing widespread foreclosures without jeopardizing the tax status of the Real Estate Mortgage Investment Corp.
"This is an important change that will allow more homeowners who may potentially get into trouble to have their loans modified prior to default," said Anne Canfield, executive director of the Consumer Mortgage Coalition.
In an example discussed in Revenue Procedure (2008-28), the servicer can elect to reduce the interest rate and principal on a loan for a borrower who has not responded to letters or phone calls and without the benefit of updated individual information.
The IRS recognizes that servicers have developed sophisticated programs to identify borrowers likely to default by using data such as high loan-to-value ratios, declining credit scores, falling house prices or approaching interest rate resets.
"Once the servicer forms a reasonable belief that there is significant risk of foreclosure, "then they can go ahead and contact the borrower before any payment goes late," IRS associate counsel Susan Baker told this newspaper.
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This Hope Now "teaser freezer" initiative has had limited success and the revenue ruling addressed a very narrow set if facts.
Revenue Procedure 2008-28 is not limited to subprime ARMs or freezing the interest rate. It permits interest rate and principal reductions. It seems to build on a March 2007 IRS ruling that allows servicers to modify commercial real estate loans in REMICs if default is "reasonably foreseeable."
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From: Rotella, Steve
</o=wamu/ou=sea/cn=recipients/cn=u444102>
To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>
Cc:
Bcc:
Subject: FW: Breaking News: Associated Press, National Mortgage News
Date: Tue May 27 2008 13:31:12 EDT
Attachments:

Does that last item change anything materially for us?

>
>From: GM PR
>Sent: Tuesday, May 27, 2008 7:52 AM
>Subject: Breaking News: Associated Press, National Mortgage News
>
>WaMu Focused News
>
>1. AP Interview: Calif. congresswoman says home sale 'improper'
>By ERICA WERNER
>24 May 2008
>Associated Press Newswires
>
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>
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[redacted]

From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: RE: Recent Coverage Re: Richardson Property
Date: Thu Aug 21 2008 18:50:53 EDT
Attachments:

Here is the latest article from The Daily Breeze, which is an extension of the story that appeared earlier this morning.

- Sara

Richardson escapes $400 property bill - The Daily Breeze
By Gene Maddaus
August 21, 2008
In a statement, Rep. Laura Richardson, D-Long Beach, disavowed any responsibility for the current upkeep of the home, because she said it still has not been transferred back to her.

Rep. Laura Richardson caught a break on Wednesday when code enforcement officers decided not to bill her for boarding up the garage door on her vacant Sacramento home.

The city decided it would be too much trouble to determine who owned the property last month, when code enforcement officers were called out to deal with a "public nuisance."

After Richardson stopped making payments on the home, it was sold to an investor at a foreclosure auction. But the property was returned to Richardson in June, after her bank rescinded the sale.

In a statement, Richardson, D-Long Beach, disavowed any responsibility for the current upkeep of the home, because she said it still has not been transferred back to her.

"Congresswoman Richardson is fully prepared, WHEN full transfer of the property is made and reinstated, to manage and maintain the Sacramento property," said her spokesman, William Marshall.

Richardson's statement conflicts with available public records, which state that she has had the title to the property since June 2.

Richardson bought the home in January 2007 upon being elected to the Assembly. But after she won a seat in Congress a few months later, neighbors noticed that property was left vacant and had been poorly maintained.

Sacramento police were called to the home on July 21 because the garage door was open, suggesting a possible break-in. The police called code enforcement officials, who brought in a contractor to board up the door.

Code enforcement officers also found rotting food on the ground, which might attract rodents, as well as junk and debris in the yard.

In such cases, the homeowner gets a bill from the city. Ron O'Connor, the code enforcement operations manager, said the city would also charge $250 for night service, plus the cost of the contractor, bringing the total to perhaps $400.

Apparently relying on county property records, the city sent a notice of a "public nuisance" to Red Rock Mortgage, the real estate firm that bought the property at auction.

Richardson did not learn about the notice until last week.

James York, the owner of Red Rock Mortgage, sued Richardson and Washington Mutual after the auction was rescinded, arguing that he was the rightful owner of the property. As part of the suit, York filed a notice of pending litigation on the property, which clouded Richardson's title.

York later settled the lawsuit for an undisclosed sum. On July 11, 10 days before the apparent break-in, York's attorney signed notices to withdraw the lawsuit and the notice of litigation from the property, thereby relinquishing York's claim on it.

O'Connor said it was unclear from information available to him who owned the property on July 21.

But Richardson had the title to the property once the sale was rescinded on June 2. Were it otherwise, she would have had to sue York to get the house back - not vice versa.

In order to resolve the ownership of the property, O'Connor said he would have to spend $100 for a title search, which would take three weeks.

"It's not worth it," he said. "I'm just going to get rid of it."

O'Connor said that Richardson would still be sent a notice to comply with the code violations, but would not be required to pay for the board-up.

In another development, Washington Mutual paid Richardson's outstanding property tax bill of $9,000 on July 31. No public records explain why the bank would do that, though it is possible that the tax bill was added to Richardson's loan balance in a refinancing.

>_____
>From: Gaugl, Sara C.
>Sent: Thursday, August 21, 2008 11:44 AM
>To: Schneider, David C.; Berens, John
>Cc: Cook, Don; Elias, Alan
>Subject: Recent Coverage Re: Richardson Property
>
>David and John -
>As discussed during this morning's call, embedded below for your reference is recent coverage on Richardson's Sacramento property. As Don mentioned, the Sacramento Code Enforcement Department has declared the property a "public nuisance."
>
>I will continue to reiterate to inquiring reporters that WaMu does not have possession of the property. Note that media coverage also reflects that Richardson's statements have conflicted with available public records.
>
>- Sara
>
>**********
>Rep. won't be billed for house problem - The Daily Breeze

>By Gene Maddaus
>
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>WaMu
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>206.500.2822 direct I 206.228[illegible] cell I sara.gaugl@wamu.net
>
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From: Gaugl, Sara C.
</o=wamu/ou=sea/cn=recipients/cn=u192170>
To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>; Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>; Champney, Steven D.
</o=wamu/ou=sea/cn=recipients/cn=u214145>
Cc: Cook, Don
</o=wamu/ou=sea/cn=recipients/cn=u578890>; Adams, Carolyn
</o=wamu/ou=sea/cn=recipients/cn=u126602>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>
Bcc:
Subject: Richardson/CNN
Date: Wed May 28 2008 21:42:21 EDT
Attachments:

All:
So you are aware, I just received a call from a producer with CNN re: Congresswoman Richardson's "debacle." Apparently, CNN's Campbell Brown plans to discuss the Congresswoman's situation during tomorrow's 8 p.m Eastern broadcast.

The producer said she's been tasked with cross-checking the accuracy of Ms. Richardson's statements with WaMu, at which point I informed her that we have not received consent from Ms. Richardson that would allow us to discuss her loan situation.

At that point, she informed me that CNN has talked with a forensic accountant. Based on his/her analysis of Ms. Richardson's financial situation, the accountant has "determined" that the Congresswoman probably shouldn't have qualified for the (WaMu) loan in the first place.

I'll keep you informed as I learn more. I expect to receive an update from CNN tomorrow.

Best,

Sara

Sara Gaugl
Home Loans Public Relations

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1301 Second Avenue I WMC40 I Seattle WA 98101
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sara.gaugl@wamu.net

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</o=wamu/ou=sea/cn=recipients/cn=u209440>; Elias, Alan
</o=wamu/ou=sea/cn=recipients/cn=u62181494974884>; Owen, Jan L.
</o=wamu/ou=sea/cn=recipients/cn=u146276>
Bcc:
Subject: Confidential: Richardson Update
Date: Fri May 23 2008 23:48:24 EDT
Attachments:

David, John and Steve:

So you are aware, earlier this evening Congresswoman Richardson talked with a number of media outlets including the Associated Press. As outlined in the AP article embedded below, she's claiming that the foreclosure auction of her Sacramento home was "improper" and contrary to a written agreement she had with WaMu. She also said that we've taken initial steps to rescind the foreclosure action given that she had an "agreement."

Legal, HL PR., Corp. Comm., Servicing and GIR will stay closely aligned as this situation continues to evolve. After discussing this afternoon, we unfortunately are still limited on what we can disclose about Ms. Richardson's loan situation (outside of public record) given that she's won't provide her consent. We have and will continue to emphasize that fact to the media, and will point them back to the public record, which indicates a history of default.

We'll continue to update you on new developments, however in the interim, please let us know if you have any questions.

Best,

Sara

****

*Please note that this article is in draft form - the reporter provided it to me in advance of publication.

AP Interview: Calif. congresswoman says home sale 'improper'

By ERICA WERNER Associated Press Writer

WASHINGTON (AP) _ Rep. Laura Richardson claimed Friday that her Sacramento home was sold into foreclosure without her knowledge and contrary to an agreement with her lender.

She said that she is like any other American suffering in the mortgage crisis and wants to testify to Congress about her experience as lawmakers craft a foreclosure-prevention bill.

In a lengthy interview with The Associated Press on Friday night, the Southern California Democrat struck back against several days of negative publicity over reports she defaulted on her mortgage, allowing the house to be sold at auction.

Richardson, elected in a special election last August, acknowledged turmoil in her life in the months after an incumbent's death in April opened up the Los Angeles-area House seat.

She used her money to finance her campaign and fell behind in mortgage payments. But Richardson said that makes her like other Americans who have to deal with a sudden death or birth that throws a wrench into their finances.

Now, Richardson said, she has renegotiated her loan to pay it off and promised to fully comply with all its terms. She also said she will pay nearly $9,000 in delinquent property taxes.

She insisted she's not getting special terms because she's a congresswoman.

I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Richardson was a member of the Long Beach City Council when she won a California state Assembly seat in November 2006, months before she bought the three-bedroom, 1½-bath Sacramento home. She won the congressional seat the next year in the special election to replace the late Juanita Millender-McDonald.

The problem is that the 1,600-square-foot home she bought for $535,500 in January 2007 was sold at auction earlier this month to a Sacramento mortgage lender, who paid $388,000. The sale was officially recorded on Monday, according to documents on file with the Sacramento County Recorder's Office.

A default notice sent to Richardson in March put her unpaid balance at $578,384.

Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

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Although others struggling with mortgages make far less, Richardson said it was "very misleading" to compare her earnings to the national median household income of around $50,000. The reason: Lawmakers are required to maintain two residences while other people don't have to, she said.

Others also don't have to depend on winning an election to ensure their livelihood, she said.

Richardson provided AP with an April letter that appears to be from Washington Mutual Home Loans telling her there was a hold on foreclosure sales on her property until June 4 of this year.

She said she got another letter asking for payments May 2 and paid them, but did not know the sale was going to happen five days later.

Richardson also provided an e-mail dated Thursday she said was from Washington Mutual that appeared to acknowledge an agreement "to facilitate the recission of foreclosure sale."

She did not provide documentation of the structure of her new loan.

A Washington Mutual spokeswoman, Sara Gaugl, told AP earlier in the day that the company had "not received consent from Ms. Richardson that would allow us to discuss her loan situation."

Washington Mutual did not respond to a later inquiry seeking comment on Richardson's claims.

Meanwhile, the current owner of the property told AP that his ownership of the house is not in doubt.

James York, owner of Red Rock Mortgage Inc. of Sacramento, declined to discuss any possible negotiations that might be ongoing.

"I've taken possession on the home," York said. "I've been working on it, fixing it up. It had been vacant. *It was in cleaner and in better repair than most foreclosures.*"

The home, built in 1926, is in Sacramento's Curtis Park, a desirable, upper middle-class neighborhood near downtown that sits under a canopy of decades-old trees.

Not long after getting to Congress, Richardson voted in favor of the Mortgage Forgiveness Debt Relief Act of 2007, which subsequently became law. It allows homeowners to escape paying income taxes on debts forgiven by a lender, as happens in foreclosure.

Richardson was absent earlier this month for votes on the Foreclosure Prevention Act, which she said was because of her father's funeral. But she could have another opportunity to vote on the foreclosure package as the House is expected to bring it back up in June once agreement is reached in the Senate.

In most cases, congressional ethics rules don't prevent lawmakers from voting on legislation that might affect or help them economically. Such votes are essentially impossible to avoid.

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

Melanie Sloan, executive director of the Washington-based Citizens for Responsibility and Ethics, criticized Richardson for falling deeper into debt while choosing to spend more than $75,000 of her own money on her campaign _ suggesting that it's more important to win a seat in Congress than to be fiscally responsible, a point Richardson disputed.

Sloan also said Richardson should not be in the situation she is while making a congressional salary, when homeowners around the country making $50,000 or less are struggling to pay their debts.

"Truthfully, it's appalling," Sloan said.

Sara Gaugl
Home Loans Public Relations

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Bcc:
Subject: Recent Coverage Re: Richardson Property
Date: Thu Aug 21 2008 14:44:17 EDT
Attachments:

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From: Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>
To: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>
Cc:
Bcc:
Subject: RE: Recent Coverage Re: Richardson Property
Date: Mon Aug 25 2008 11:27:52 EDT
Attachments:

First payment due 9/1.

From: Schneider, David C.
Sent: Thursday, August 21, 2008 4:55 PM
To: Berens, John
Subject: FW: Recent Coverage Re: Richardson Property

Has she made her payments after we gave her the house back?

ds

From: Gaugl, Sara C.
Sent: Thursday, August 21, 2008 11:44 AM
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Cc: Cook, Don; Elias, Alan
Subject: Recent Coverage Re: Richardson Property

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Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] cell | sara.gaugl@wamu.net

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[redacted]

From: Schneider, David C.
</o=wamu/ou=sea/cn=recipients/cn=u215416>
To: Berens, John
</o=wamu/ou=sea/cn=recipients/cn=u206888>
Cc:
Bcc:
Subject: FW: Recent Coverage Re: Richardson Property
Date: Thu Aug 21 2008 16:55:09 EDT
Attachments:

Has she made her payments after we gave her the house back?

ds

From: Gaugl, Sara C.
Sent: Thursday, August 21, 2008 11:44 AM
To: Schneider, David C.; Berens, John
Cc: Cook, Don; Elias, Alan
Subject: Recent Coverage Re: Richardson Property

David and John -
As discussed during this morning's call, embedded below for your reference is recent coverage on Richardson's Sacramento property. As Don mentioned, the Sacramento Code Enforcement Department has declared the property a "public nuisance."

I will continue to reiterate to inquiring reporters that WaMu does not have possession of the property. Note that media coverage also reflects that Richardson's statements have conflicted with available public records.

- Sara

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Rep. won't be billed for house problem - The Daily Breeze
By Gene Maddaus

Rep. Laura Richardson caught a break on Wednesday when code enforcement officers decided not to bill her for boarding up the garage door on her vacant Sacramento home.

The city decided it would be too much trouble to determine who owned the property last month, when code enforcement officers were called out to deal with a "public nuisance."

After Richardson stopped making payments on the home, it was sold to an investor at a foreclosure auction. But the property was returned to Richardson in June, after her bank rescinded the sale.

In a statement, Richardson, D-Long Beach, disavowed any responsibility for the current upkeep of the home, because she said it still has not been transferred back to her.

"Congresswoman Richardson is fully prepared, WHEN full transfer of the property is made and reinstated, to manage and maintain the Sacramento property," said her spokesman, William Marshall.

Richardson's statement conflicts with available public records, which state that she has had the title to the property since June 2.

Rep. Richardson's Sacramento home declared 'public nuisance' - Los Angeles Times
Neighbors complained about the condition of the Sacramento home of Rep. Laura Richardson (D-Long Beach).

First Rep. Laura Richardson was having problems making house payments, defaulting six times over eight years.

Then after a bank foreclosed on her Sacramento house and sold it at auction in May, the Long Beach Democrat made such a stink that Washington Mutual, in an unusual move, grabbed it back and returned it to her.

This week, in the latest chapter in the housing saga, the Code Enforcement Department in Sacramento declared her home a "public nuisance."

The city has threatened to fine her as much as $5,000 a month if she doesn't fix it up.

Neighbors in the upper-middle-class neighborhood complain that the sprinklers are never turned on and the grass and plants are dead or dying. The gate is broken, and windows are covered with brown paper.

"I would call it an eyesore," said Peter Thomsen, a retired bank executive who lives nearby.

The city action was prompted by police action.

Police were twice called to investigate reports of a suspicious person in or around the house, perhaps a homeless man squatting there. Officers called the Code Enforcement Department, which boarded up a broken door.

Code enforcement inspectors visited the house twice in July, finding "junk and debris" in the driveway and "rotting fruit on the ground in the rear yard which creates rodent harborage," according to department documents.

Ron O'Connor, operations manager of the Code Enforcement Department, said homes in the Curtis Park area seldom were tagged as a public nuisance.

"It's a really nice neighborhood," he said.

Asked about the house, Richardson's office released a statement that said: "Neither Congresswoman Richardson nor her attorney have received any information referring to this matter. Any additional information will be provided at a later date."

Richardson has few worries in the November election. The 37th District is so solidly Democratic that no Republican is running against her. Democrat Peter Mathews, who has sought the seat several times before, is mounting a write-in campaign.

Richardson began defaulting on house payments long before she bought the three-bedroom, 1 1/2 -bath home after being elected to the Assembly in 2006. She has defaulted on a home in San Pedro, where her mother lives, and her residence in Long Beach for amounts ranging from $5,742 to almost $20,000, according to documents on file with Los Angeles County.

Five of the defaults occurred during a 13-month period over 2007-08 when Richardson was bankrolling her political career, lending her campaigns for Congress and Assembly a total of $177,500.

In addition, she owed nearly $9,000 in property taxes on the Sacramento house, and the city Utilities Department put a lien on the property for an unpaid utility bill of $154.03.

In a letter to supporters after her money problems received widespread publicity in June, Richardson said she was current on her house payments.

"Many elected officials are married, rely on two incomes or are independently wealthy," she wrote.

"I do not fit any of these descriptions," she added. "I made the decision to borrow money against my home to help finance my campaign. The election was too important to me, to our community and to our country to roll over."

Although Richardson lost her Sacramento house, she got it back under unusual circumstances.

Real estate investor James York bought the two-story house May 7 for $388,000. Richardson had paid $535,000. York recorded the deed May 19 and sent a work crew to renovate the house.

York said Washington Mutual filed a letter of recision of the sale June 2 with Sacramento County. Experts said such a move after the deed was recorded was almost unheard of.

"It seems to me it has nothing to do with the law, but it has to do with [Washington Mutual] trying to be deferential to a congresswoman," said Grant Nelson, the William H. Rehnquist Professor of Law at Pepperdine University.

York sued. The case was settled in early July with each side agreeing not to talk about the terms. In addition, Washington Mutual paid the tax lien on July 31, according to Sacramento County.

The public nuisance notice -- known as a vacant building ordinance violation -- was posted on Richardson's house Tuesday.

An inspection, it says, "revealed the structure on your property is vacant, is not in compliance with minimum maintenance standards and/or constitutes a public nuisance."

The owner of the house is listed on the notice as Red Rock Mortgage Inc., which is York's company.

O'Connor, the Sacramento code official, said the notices are taped onto the building and sent to the owner, return receipt requested.

During a phone interview, O'Connor checked county tax assessor records and said that Richardson is listed as the owner and that the notice would be sent to her.

The notice says that a $1,000 penalty can be assessed against the property if progress is not made to bring it into compliance within 30 days. The penalty could grow to as much as $5,000 per month unless progress is made to improve conditions.

Neighbors have complained about the state of the house for months.

They were optimistic when York sent his crew to begin renovations, but now say it is worse than ever.

"I can't make myself go by there. It hurts too much," said Sharon Helmar, who sold the house to Richardson after living there for 30 years. "We took good care of it, and it's a lovely house."

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] cell | sara.gaugl@wamu.net

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UnionBank

Close Window

Routing:	Account:	Item:	Reference:	Date Posted:	Amount:	Type:
[redacted]	[redacted]	30248	47565318	07/03/2008	391,190.05	Debit

California Reconveyance Company
P.O. BOX 6200, NORTHRIDGE, CA 91328

UNION BANK OF CALIFORNIA, N.A.
FINANCIAL INSTITUTION
16-496/1220 1050200341

06/03/2008

PAY TO THE ORDER OF Red Rock Mortgage, Inc. $**391,190.05

Three Hundred Ninety-One Thousand One Hundred Ninety and 05/100********** DOLLARS

MEMO

tx# 723397ca loan

ENDORSEMENT AREA Know your endorser Require identification

FOR PURPOSES NOT INTENDED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

ACH PAY TO THE ORDER OF ITEM
Union Bank
1050200341
California Reconveyance Concord
Reconveyance
45

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JPMC-001727
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0002                JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          09/30/09
LAURA RICHARDSON                          PC/CL/TP 0/AA/13      I/C:  A01/458
                                          000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT        $     4885.20 L/C DUE $   1792.35  OTHER FEES $   32.35
INFO   TOT DUE( 006 ) $    31136.10 NSF DUE $      0.00  SUSP BAL   $   3819.45
                                                          RE CA BAL  $    152.70
HISTORY INFO:  REC 01 OF 07                USER     EL5     SERIAL 1565695401
HISTORY DATE: 12/15/08            EFFECTIVE DATE:    12/15/08
WITHDRAWAL AMOUNT $     4367.32    JIT FEE 15.00    SOURCE C
------------------------------- JIT DRAFT INPUT --------------------------------
SOURCE C C=CUST CALL  S=SERVICER CALL  B=BANK DATA ONLY  M=IMPORT DATA ONLY
         D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ______________________________

RTN # ___-___ ACCT # _____-_____          ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ____________________________________________

NAME ON ACCT LAURA RICHARDSON        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
----------------------------* ADDITIONAL MESSAGES *---------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
```

Federal Reserve E-Payments Routing Directo

FedACH® Participant RDFI Details

Name, location, and routing information	
Bank Name	FIRST CALIFORNIA BANK
Location	CAMARILLO, California
Routing Number	
Telephone Number	805-484-0534
Revised	July 11, 2005
Office Code	O
Record Type Code	1
New Routing Number	Not Applicable
Institution Status Code	1
Servicing FRB Number	

New search Revise search

Technical Requirements

The effective date of this FedACH directory is October 1, 2009.

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more accessible download page. Address comments and questions to the Financial Services Webm

" Date Transmited 03/12/2007 check # 1170 Amt Paid $4,227.98 DDA # [redacted] RT # [redacted] Batch # 28 Seq # 295"

LAURA RICHARDSON
717 EAST VERNON STREET PH. 562-426-2778
LONG BEACH, CA 90806

1170

DATE 3/12/07

PAY TO THE ORDER OF Washington Mutual $ 4,227.98

Four thousand two hundred twenty seven dollars 98/100 DOLLARS

Farmers & Merchants Bank
Long Beach Blvd. Office • 562-216-3100
1401 Long Beach Blvd.
Long Beach, CA 90813
www.fandm.com • Telebanker 562-495-7700

MEMO

"Date Transmitted 03/12/2007 Stmt A/C# [redacted] Amt Applied $4,227.98 Batch# 28 Seq# 295"

Washington Mutual
HOME LOANS

LAURA RICHARDSON

Loan Number: [redacted]
Statement Date: January 22, 2007

Please write your loan number on your check. Make check payable to Washington Mutual.

Please check here if change of address or telephone number is indicated on the reverse side of this form.

WASHINGTON MUTUAL
PO BOX 78148
PHOENIX AZ 85062-8148

Please allow 7-10 days for postal delivery.

Payment Due Date:		March 01, 2007
Current Payment:	$	4,227.98
Total Amount Due:	$	4,227.98
If Received After:		March 16, 2007
Total Amount Plus Late Charges:	$	4,481.66

Making Your Payment
Please write in any additional funds that you may be including with your payment. If you include additional funds and do not indicate how to apply them, we will apply them first to applicable advances, then to any fees due and then to principal.

Late Charges	+	
Additional Principal	+	
Additional Escrow	+	
Future Payments	+	
Total Amount Enclosed	=	

0000000 0000000 0000000 [redacted]

JPMC-001730
CONFIDENTIAL

Amount: $4,352.32
Account:
Bank Number:

Sequence Number:
Capture Date: 09/11/2008
Check Number: 3

Laura Richardson
1212 South Victory Blvd
Burbank, CA 91502
818-280-0669

First California Bank
1880 Century Park East
Suite 110
Los Angeles, CA 90067

0003
9/5/2008

#962

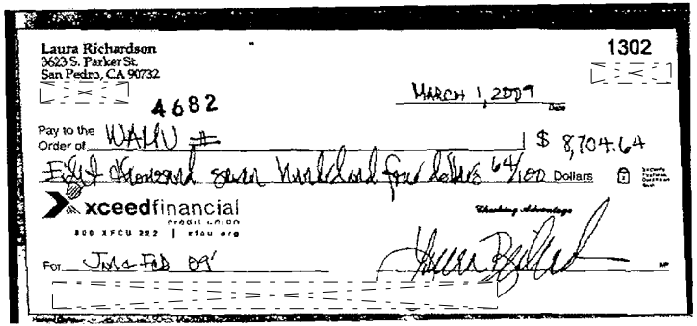
Pay to the Order of Washington Mutual

$ 4,352 .32

Four Thousand Three Hundred Fifty-Two and 32/100**********DOLLARS

Washington Mutual

9-11-2008
payment



Laura Richardson
3623 S. Parker St.
San Pedro, CA 90732

1302

4682

MARCH 1, 2009

Pay to the Order of WAHU $ 8,704.64

Eight thousand seven hundred four dollars 64/100 Dollars

xceedfinancial credit union

800 XFCU 222 | xfcu.org

For JAN-FEB 09'

2389

3/10/2009
payment

JPMC-001732
CONFIDENTIAL

CSOC.RICH.003221

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ACCT                    JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          10/06/09
LAURA RICHARDSON                                PC/CL/TP 0/AA/13     I/C: A01/458
                                                000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT        $     4885.20 L/C DUE $   1792.35  OTHER FEES $      $   32.55
INFO   TOT DUE( 007 ) $    36021.29 NSF DUE $      0.00  SUSP BAL   $      3819.45
                                                          RE CA BAL  $       152.70
HISTORY INFO:  REC 02 OF 07                USER     $VR     SERIAL 1565635296
HISTORY DATE: 11/14/08              EFFECTIVE DATE:    11/14/08
WITHDRAWAL AMOUNT $     4364.32    JIT FEE 12.00    SOURCE V
------------------------------- JIT DRAFT INPUT -------------------------------
SOURCE C C=CUST CALL  S=SERVICER CALL  B=BANK DATA ONLY  M=IMPORT DATA ONLY
        D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ______________________________

RTN #                ACCT #                 ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ____________________________________________

NAME ON ACCT LAURA RICHARDSON        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
----------------------------* ADDITIONAL MESSAGES *---------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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                    JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          10/06/09
LAURA RICHARDSON                          PC/CL/TP 0/AA/13      L/C: A01/458
                                          000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT          $     4885.20 L/C DUE $   1792.35  OTHER FEES    $   32.55
INFO   TOT DUE( 007 ) $    36021.29 NSF DUE $       0.00  SUSP BAL    $    3819.45
                                                          RE CA BAL   $     152.70
HISTORY INFO:  REC 03 OF 07                USER     H10     SERIAL 1565580015
HISTORY DATE: 10/15/08            EFFECTIVE DATE:    10/15/08
WITHDRAWAL AMOUNT $     4423.02    JIT FEE 15.00    SOURCE C
------------------------------- JIT DRAFT INPUT -------------------------------
SOURCE C C=CUST CALL  S=SERVICER CALL  B=BANK DATA ONLY  M=IMPORT DATA ONLY
         D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ______________________________
RTN # ACCT #                                ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ____________________________________________

NAME ON ACCT RICHARDSON LAURA        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
----------------------------* ADDITIONAL MESSAGES *---------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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JPMC-001734
CONFIDENTIAL

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X-12 072994235        JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP        10/06/09
LAURA RICHARDSON                          PC/CL/TP 0/AA/13     I/C:  A01/458
                                          000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT          $     4885.20 L/C DUE $   1792.35  OTHER FEES     $    32.55
INFO   TOT DUE( 007 ) $    36021.29 NSF DUE $       0.00  SUSP BAL    $     3819.45
                                                          RE CA BAL   $      152.70
HISTORY INFO:  REC 04 OF 07                USER     I9C     SERIAL 1564723145
HISTORY DATE: 10/13/07          EFFECTIVE DATE:    10/31/07
WITHDRAWAL AMOUNT $    12015.00    JIT FEE 15.00    SOURCE C
------------------------------- JIT DRAFT INPUT -------------------------------
SOURCE C C=CUST CALL  S=SERVICER CALL  B=BANK DATA ONLY  M=IMPORT DATA ONLY
         D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ________________________________

RTN #                ACCT #                 ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ______________________________________________

NAME ON ACCT RICHARDSON LAURA        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
-----------------------------* ADDITIONAL MESSAGES *---------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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A002 072294233        JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          10/06/09
LAURA RICHARDSON                                PC/CL/TP 0/AA/13     1/C: A01/458
                                                000-00-0000   DUE DATE 04/01/09
MASTER TOT PYMT          $     4885.20 L/C DUE $   1792.35   OTHER FEES     $    32.55
INFO   TOT DUE( 007 ) $    36021.29 NSF DUE $       0.00   SUSP BAL    $     3819.45
                                                             RE CA BAL   $      152.70
HISTORY INFO:  REC 05 OF 07                USER     W26     SERIAL 1564559576
HISTORY DATE: 08/10/07          EFFECTIVE DATE:    08/10/07
WITHDRAWAL AMOUNT $     6315.00    JIT FEE 15.00    SOURCE C
------------------------------- JIT DRAFT INPUT -------------------------------
SOURCE C C=CUST CALL   S=SERVICER CALL   B=BANK DATA ONLY   M=IMPORT DATA ONLY
         D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____  FULL MICR LINE ______________________________
RTN # ____________ACCT # ____________          ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ____________________________________________

NAME ON ACCT RICHARDSON LAURA        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
----------------------------* ADDITIONAL MESSAGES *---------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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[illegible]        JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          10/06/09
LAURA RICHARDSON                          PC/CL/TP 0/AA/13    L/C: A01/458
                                          000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT          $     4885.20 L/C DUE $  1792.35  OTHER FEES     $    32.55
INFO    TOT DUE( 007 ) $    36021.29 NSF DUE $       0.00  SUSP BAL    $     3819.45
                                                            RE CA BAL   $      152.70
HISTORY INFO:  REC 06 OF 07                USER     (VR     SERIAL 1564342001
HISTORY DATE: 05/16/07          EFFECTIVE DATE:    05/16/07
WITHDRAWAL AMOUNT $     4239.98    JIT FEE 12.00    SOURCE V
------------------------------ JIT DRAFT INPUT ------------------------------
SOURCE C C=CUST CALL   S=SERVICER CALL   B=BANK DATA ONLY   M=IMPORT DATA ONLY
        D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ------------------------------
RTN #                 ACCT #                 ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ----------------------------------------------

NAME ON ACCT RICHARDSON LAURA        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
-----------------------------* ADDITIONAL MESSAGES *-----------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = B LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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APC2 [illegible]        JUST IN TIME EFT ON DEMAND ACH DRAFT SETUP          10/06/09
LAURA RICHARDSON                          PC/CL/TP 0/AA/13      I/C:  A01/458
                                          000-00-0000  DUE DATE 04/01/09
MASTER TOT PYMT          $     4885.20 L/C DUE $   1792.35  OTHER FEES     $    32.55
INFO   TOT DUE( 007 ) $    36021.29 NSF DUE $       0.00  SUSP BAL    $     3819.45
                                                            RE CA BAL   $      152.70
HISTORY INFO:  REC 07 OF 07                USER     LLP     SERIAL 1564260378
HISTORY DATE: 04/16/07          EFFECTIVE DATE:    04/16/07
WITHDRAWAL AMOUNT $     4242.98    JIT FEE 15.00    SOURCE C
------------------------------- JIT DRAFT INPUT -------------------------------
SOURCE C  C=CUST CALL  S=SERVICER CALL  B=BANK DATA ONLY  M=IMPORT DATA ONLY
          D=DELETE PREVIOUS JIT - SERIAL TO DELETE __________
PER/BUS P CHECK NO _____ FULL MICR LINE ________________________________

RTN #                ACCT #                 ACCT TYPE C (C=CHECK, S=SAVINGS)
BANK NAME ____________________________________________

NAME ON ACCT RICHARDSON LAURA        (LAST NAME, FIRST NAME)

OVR STOPS N (Y/N)     GENERATE PYMT TRAN FEED Y (Y/N)  PAPER DRAFT N (Y/N)
----------------------------* ADDITIONAL MESSAGES *----------------------------
PRESS PF14 FOR MEMOS
LIFE-OF-LOAN: LEGAL ACTION: COMPLEX LITIGATION
LOSS MIT IND = 8 LOSS ANALYSIS COMP     COMPLETED LOSS MITIGATION
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JPMC-001738
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Tasha A Siedzik

From: Woodcock, Wendy A.
Sent: Tuesday, May 27, 2008 5:07 PM
To: Samuel, Susan L.; Bach, Ed
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Loan Number[redacted]

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

-----Original Message-----
From: Samuel, Susan L.
Sent: Tuesday, May 27, 2008 4:07 PM
To: Bach, Ed; Woodcock, Wendy A.
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: FW: Richardson Coverage: Calculated Risk Blog
Importance: High

Ed, Could you please help me gather this information today so Steve could share with Schneider and Hyde?

Wendy, as you have been actively working on this case could you please provide the loan #?

My thanks,
Susan Samuel
Executive Assistant
National Default

Washington Mutual
7301 Baymeadows Way, JAXB3182
Jacksonville, FL 32256

904-886-6251 direct,
susan.samuel@wamu.net

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-----Original Message-----
From: Champney, Steven D.
Sent: Tuesday, May 27, 2008 3:55 PM
To: Samuel, Susan L.
Subject: Fw: Richardson Coverage: Calculated Risk Blog

Make sure tara is chasing this down

Sent from my BlackBerry Wireless Handheld

JPMC-001739
CONFIDENTIAL

CSOC.RICH.003228

----- Original Message -----
From: Schneider, David C.
To: Gaugl, Sara C.
Cc: Champney, Steven D.; Hyde, Arlene M.
Sent: Tue May 27 12:45:30 2008
Subject: RE: Richardson Coverage: Calculated Risk Blog

Can you get me the information on the original loan? Today please.

You can have this done by the channel that originated the deal.

ds

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 12:31 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
Cc: Thorn, Ann; Owen, Jan L.; Elias, Alan
Subject: Richardson Coverage: Calculated Risk Blog

All:
As expected, coverage on Congresswoman Richardson's financial situation has continued to evolve after it was reported on Friday that she has defaulted on other loans -- including her primary residence. I'm forwarding the blog posting embedded below in particular, as it reflects the current viewpoint among other journalists and links to key articles/postings published to date.

- Sara

UPDATED: A Congressional Speculator? – Calculated Risk by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

* * * * * *

I have been watching the story of Representative Laura Richardson and her foreclosure woes for a while now, while heretofore hesitating to post on it. For one thing, the original story--a member of Congress losing her expensive second home to foreclosure--had that kind of celebrity car-crash quality to it that I'm not especially interested in for the purposes of this blog. For another thing, posting about anything even tangentially related to politics invites the kind of comments that personally bore me to tears.

All that is still true, but the story has taken such an unfortunate turn that I feel obligated to weigh in on it. Specifically, Rep. Richardson is threatening us <http://origin.mercurynews.com/breakingnews/ci_9363126> :

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

JPMC-001740
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CSOC.RICH.003229

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

* * * * * * * * * *

The story was originally reported in the Sacramento Capitol Weekly <http://www.capitolweekly.net/article.php?_adctlid=v%7Cjq2q43wvsl855o%7Cx4vss6731uskip&issueId=x4tyolqkrlw0m0&xid=x4ptlrmv0w0r6x> , and picked up by the Wall Street Journal <http://blogs.wsj.com/developments/2008/05/22/congresswomans-home-sold-in-foreclosure-auction/> , and thence covered by a number of blogs, with the storyline being that Rep. Richardson "walked away" from her home, a second home she purchased in Sacramento after being elected to the State Assembly. The "walk away" part came from a remark made by the real estate investor who purchased the home at the foreclosure auction, not Rep. Richardson or anyone who could be expected to understand her financial situation, but that didn't stop the phrase "walk away" from headlining <http://globaleconomicanalysis.blogspot.com/2008/05/congresswoman-walks-away.html> blog <http://optionarmageddon.blogspot.com/2008/05/update-on-walk-away-congresswoman.html> posts <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html> .

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It's possible that WaMu screwed this up--that it accepted payments on a workout plan with the understanding that foreclosure was "on hold" and then sold the property at auction the next week anyway. It's possible that Richardson's version of what went on is muddled, too. Without some more hard information I'm not inclined to assume the servicer did most of the screwing up, if for no other reason that we didn't find out until late yesterday, courtesy of the L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/richardson-says.html> and Foreclosure Truth <http://www.foreclosuretruth.com/blog/sean/foreclosure-crisis-gets-personal-rep-laura-richardson> blogs, that Richardson's other home--her primary residence--was also in foreclosure proceedings as recently as March of this year, a detail that as far as I can tell Richardson never disclosed in all the previous discussion of the facts surrounding the foreclosure of her second home.

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CSOC.RICH.003230

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"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Yeah, well, I'm Tanta, I'm an American. I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html> " that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's . . . disgusting. At the risk of sounding like Angelo.

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I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

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In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party. When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | [redacted] cell sara.gaugl@wamu.net

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Tasha A Siedzik

From: Samuel, Susan L.
Sent: Tuesday, May 27, 2008 4:33 PM
To: Bach, Ed
Cc: Woodcock, Wendy A.; Siedzik, Tasha A.; Anderton, Mahala L.
Subject: RE: Richardson Coverage: Calculated Risk Blog

David, didn't send his request to Sara. He sent it to our boss and Arlene. I've reached out and left a couple messages for Sara. Hoping I'll hear from her soon.

Susan Samuel

-----Original Message-----
From: Bach, Ed
Sent: Tuesday, May 27, 2008 4:14 PM
To: Samuel, Susan L.; Woodcock, Wendy A.
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Susan,

I dont want to do work that is already being done. Is Sara as David asked going to the channel to get the information? All we are going to be able to provide is the channel that originated, value etc. I would recommend calling Sara first.

Ed Bach, FVP
National Manager
Customer Interaction Center
National Default

Washington Mutual
7255 Baymeadows Way - JaxA3000
Jacksonville, Fl 32256

904.886.5928 direct
Edward.Bach@wamu.net

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-----Original Message-----
From: Samuel, Susan L.
Sent: Tuesday, May 27, 2008 4:07 PM
To: Bach, Ed; Woodcock, Wendy A.
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: FW: Richardson Coverage: Calculated Risk Blog
Importance: High

Ed, Could you please help me gather this information today so Steve could share with Schneider and Hyde?

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Wendy, as you have been actively working on this case could you please provide the loan #?

My thanks,
Susan Samuel
Executive Assistant
National Default

Washington Mutual
7301 Baymeadows Way, JAXB3182
Jacksonville, FL 32256

904-886-6251 direct,
susan.samuel@wamu.net

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-----Original Message-----
From: Champney, Steven D.
Sent: Tuesday, May 27, 2008 3:55 PM
To: Samuel, Susan L.
Subject: Fw: Richardson Coverage: Calculated Risk Blog

Make sure tara is chasing this down

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Schneider, David C.
To: Gaugl, Sara C.
Cc: Champney, Steven D.; Hyde, Arlene M.
Sent: Tue May 27 12:45:30 2008
Subject: RE: Richardson Coverage: Calculated Risk Blog

Can you get me the information on the original loan? Today please.

You can have this done by the channel that originated the deal.

ds

From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 12:31 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
Cc: Thorn, Ann; Owen, Jan L.; Elias, Alan
Subject: Richardson Coverage: Calculated Risk Blog

All:
As expected, coverage on Congresswoman Richardson's financial situation has continued to evolve after it was reported on Friday that she has defaulted on other loans -- including her primary residence. I'm forwarding the blog posting

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embedded below in particular, as it reflects the current viewpoint among other journalists and links to key articles/postings published to date.

- Sara

UPDATED: A Congressional Speculator? – Calculated Risk by Tanta
http://calculatedrisk.blogspot.com/2008/05/congressional-speculator.html

This is an update to post below on Rep. Laura Richardson's foreclosure woes.

Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

* * * * * *

I have been watching the story of Representative Laura Richardson and her foreclosure woes for a while now, while heretofore hesitating to post on it. For one thing, the original story--a member of Congress losing her expensive second home to foreclosure--had that kind of celebrity car-crash quality to it that I'm not especially interested in for the purposes of this blog. For another thing, posting about anything even tangentially related to politics invites the kind of comments that personally bore me to tears.

All that is still true, but the story has taken such an unfortunate turn that I feel obligated to weigh in on it. Specifically, Rep. Richardson is threatening us <http://origin.mercurynews.com/breakingnews/ci_9363126> :

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

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It's possible that WaMu screwed this up--that it accepted payments on a workout plan with the understanding that foreclosure was "on hold" and then sold the property at auction the next week anyway. It's possible that Richardson's version of what went on is muddled, too. Without some more hard information I'm not inclined to assume the servicer did

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most of the screwing up, if for no other reason that we didn't find out until late yesterday, courtesy of the L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/richardson-says.html> and Foreclosure Truth <http://www.foreclosuretruth.com/blog/sean/foreclosure-crisis-gets-personal-rep-laura-richardson> blogs, that Richardson's other home--her primary residence--was also in foreclosure proceedings as recently as March of this year, a detail that as far as I can tell Richardson never disclosed in all the previous discussion of the facts surrounding the foreclosure of her second home.

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Now, Richardson has this <http://origin.mercurynews.com/breakingnews/ci_9363126> to say about herself:

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"I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

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WaMu
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206.500.2822 direct | [illegible] | sara.gaugl@wamu.net

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Tasha A Siedzik

From: Samuel, Susan L.
Sent: Tuesday, May 27, 2008 4:34 PM
To: Bach, Ed; Woodcock, Wendy A.
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: RE: Richardson Coverage: Calculated Risk Blog

Ok, I take retract that. David did send it Sara. I need some new glasses.

Susan Samuel
Executive Assistant
National Default

Washington Mutual
7301 Baymeadows Way, JAXB3182
Jacksonville, FL 32256

904-886-6251 direct,
susan.samuel@wamu.net

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To: Bach, Ed; Woodcock, Wendy A.
Cc: Siedzik, Tasha A.; Anderton, Mahala L.
Subject: FW: Richardson Coverage: Calculated Risk Blog
Importance: High

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ds

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From: Gaugl, Sara C.
Sent: Tuesday, May 27, 2008 12:31 PM
To: Schneider, David C.; Berens, John; Champney, Steven D.
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Gene Maddaus of the Daily Breeze <http://www.dailybreeze.com/ci_9366061> kindly forwarded today's additions to the saga. There are not two, but three homes owned by Richardson in foreclosure. And yes, she appears to have cashed out her primary residence back in 2006 to fund her campaign for State Assembly. So it looks like a pattern.

* * * * * *

I have been watching the story of Representative Laura Richardson and her foreclosure woes for a while now, while heretofore hesitating to post on it. For one thing, the original story--a member of Congress losing her expensive second home to foreclosure--had that kind of celebrity car-crash quality to it that I'm not especially interested in for the purposes of this blog. For another thing, posting about anything even tangentially related to politics invites the kind of comments that personally bore me to tears.

All that is still true, but the story has taken such an unfortunate turn that I feel obligated to weigh in on it. Specifically, Rep. Richardson is threatening us <http://origin.mercurynews.com/breakingnews/ci_9363126> :

Rather than shy away from voting on mortgage-related bills, Richardson said her experiences could help her craft legislation to make sure others don't experience what she did. For example, she sees a need to add steps to inform property owners before their property can be sold.

"We have to ensure that lenders and lendees have the tools with proper timing to resolve this," she said.

If Rep. Richardson is going to base legislative proposals on her own experience, then it matters to the rest of us what that experience was. So click the link below if you can stand to hear about it.

* * * * * * * * * *

The story was originally reported in the Sacramento Capitol Weekly
<http://www.capitolweekly.net/article.php?_adctid=v%7Cjq2q43wvsl855o%7Cx4vss6731uskip&issueId=x4tyolqkrlw0m0&xid=x4ptlrmv0w0r6x> , and picked up by the Wall Street Journal
<http://blogs.wsj.com/developments/2008/05/22/congresswomans-home-sold-in-foreclosure-auction/> , and thence covered by a number of blogs, with the storyline being that Rep. Richardson "walked away" from her home, a second home she purchased in Sacramento after being elected to the State Assembly. The "walk away" part came from a remark made by the real estate investor who purchased the home at the foreclosure auction, not Rep. Richardson or anyone who could be expected to understand her financial situation, but that didn't stop the phrase "walk away" from headlining
<http://globaleconomicanalysis.blogspot.com/2008/05/congresswoman-walks-away.html> blog

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<http://optionarmageddon.blogspot.com/2008/05/update-on-walk-away-congresswoman.html> posts <http://latimesblogs.latimes.com/laland/2008/05/buyer-of-rep-la.html> .

Rep. Richardson has variously claimed at different times that the house was not in foreclosure, that she had worked out a modification with the lender, and that the lender improperly foreclosed after having agreed to accept her payments. Frankly, unless and until Rep. Richardson gives her lender, Washington Mutual, permission to tell its side of the story--I'm not holding my breath on that--we're unlikely to be able to sort out this mess of claims to my satisfaction, at least.

It's possible that WaMu screwed this up--that it accepted payments on a workout plan with the understanding that foreclosure was "on hold" and then sold the property at auction the next week anyway. It's possible that Richardson's version of what went on is muddled, too. Without some more hard information I'm not inclined to assume the servicer did most of the screwing up, if for no other reason that we didn't find out until late yesterday, courtesy of the L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/richardson-says.html> and Foreclosure Truth <http://www.foreclosuretruth.com/blog/sean/foreclosure-crisis-gets-personal-rep-laura-richardson> blogs, that Richardson's other home--her primary residence--was also in foreclosure proceedings as recently as March of this year, a detail that as far as I can tell Richardson never disclosed in all the previous discussion of the facts surrounding the foreclosure of her second home.

What part of this I am most interested in, right now, is the question of what in the hell exactly Richardson was thinking when she bought the Sacramento home in the first place. Since the story is quite complex, let's get straight on a few details. Richardson was a Long Beach City Council member who was elected to the state legislature in November of 2006. In January of 2007 she purchased a second home in Sacramento, presumably to live in during the Assembly session. In April 2007, the U.S. Congressional Representative from Richardson's district died, and Richardson entered an expensive race for that seat, winning in a special election in August of 2007. By December 2007 the Sacramento home was in default, and it was foreclosed in early May of 2008. The consensus in the published reports seems to be that Richardson spent what money she had on her campaign, not her bills.

According to the AP <http://origin.mercurynews.com/breakingnews/ci_9363126> :
Richardson, 46, makes nearly $170,000 as a member of Congress and was paid $113,000 during the eight months she served in the state Assembly in 2007 before her election to Congress. She also received a per diem total of $20,000 from California, according to a financial disclosure form she filed with the House of Representatives clerk.

It seems to me that all this focus on what happened after she bought the Sacramento home--running for the suddenly-available Congressional seat, changing jobs, etc.--is obscuring the issue of the original transaction.

In November of 2006, Richardson already owned a home in Long Beach. As a newly-elected state representative, she would have been required to maintain her principal residence in her district, but she would also have had to make some arrangements for staying in Sacramento during Assembly sessions, given the length of the commute from L.A. County to the state capitol. She seems to have told the AP reporter that "Lawmakers are required to maintain two residences while other people don't have to," which is not exactly the way I'd have put it. Lawmakers are required to maintain one primary residence (which need not be owned) in their district. They are not required to buy a home at the capitol (of California or the U.S.); many legislators do rent. Richardson is a single woman with no children, yet she felt "required" to purchase a 3-bedroom, 1 1/2 bathroom home in what sounds like one of Sacramento's pricier neighborhoods for $535,500, with no downpayment and with $15,000 in closing cost contributions from the property seller. (The NAR median price in Sacramento in the first quarter of 2007 was $365,300 <http://www.usatoday.com/money/economy/housing/2008-05-13-q1-homeprices_N.htm> .)

I have no idea what loan terms Richardson got for a 100% LTV second home purchase in January 2007, but I'm going to guess that if she got something like a 7.00% interest only loan (without additional mortgage insurance), she got a pretty darn good deal. If she got that good a deal, her monthly interest payment would have been $3123.75. Assuming taxes and insurance of 1.50% of the property value, her total payment would have been $3793.13.

The AP reports that Richardson's salary as a state representative was $113,000 in 2007, and she received $20,000 in per diem payments (which are, of course, intended to offset the additional expense of traveling to and staying in the Capitol during sessions). I assume the per diem is non-taxable, so I'll gross it up to $25,000. That gives me an annual income of $138,000 or a gross monthly income of $11,500.

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The total payment on the second home, then, with my sunny assumptions about loan terms, comes to 33% of Richardson's gross income. I have no idea what the payment is for her principal residence in Long Beach. I have no idea what other debt she might have. I am ignoring her congressional race and job changes and all that because at the point she took out this mortgage, that was all in the future and Richardson didn't know that the incumbent would die suddenly and all that. I'm just trying to figure out what went through this woman's mind when she decided it was a wise financial move to spend one-third of her pre-tax income on a second home. (There's no point trying to figure out what went through the lender's mind at the time. There just isn't.)

Now, Richardson has this <http://origin.mercurynews.com/breakingnews/ci_9363126> to say about herself: "I'm Laura Richardson. I'm an American, I'm a single woman who had four employment changes in less than four months," Richardson told the AP. "I had to figure out just like every other American how I could restructure the obligations that I had with the income I had."

Yeah, well, I'm Tanta, I'm an American, I'm a single woman, and I say you're full of it. You need to show us what your plan for affording this home was before the job changes, girlfriend. You might also tell me why you felt you needed such an expensive second home when you had no money to put down on it or even to pay your own closing costs. As it happens, the Mercury News/AP <http://www.mercurynews.com/breakingnews/ci_9337389?nclick_check=1> reported that by June of 2007--five months after purchase--you had a lien filed for unpaid utility bills. You didn't budget for the lights?

But what are we going to get? We're going to get Richardson all fired up in Congress about tinkering with foreclosure notice timing, which is last I knew a question of state, not federal, law, and which has as far as I can see squat to do with why this loan failed.

Quite honestly, if WaMu did give Richardson some loan modification deal, I'd really like to know what went through the Loss Mit Department's collective and individual minds when they signed off on that. Sure, Richardson's salary went up to $170,000 when she became a member of the U.S. Congress, but what does she need a home in Sacramento for after that? Where's she going to live in Washington, DC? And, well, her principal residence was also in the process of foreclosure at the same time. I suppose I might have offered a short sale or deed-in-lieu here, but a modification? Why would anybody do that? Because she's a Congresswoman?

I'm quite sure Richardson wants to be treated like just a plain old American and not get special treatment. Well, I was kind of hard on a plain old American the other day who wrote a "hardship letter <http://calculatedrisk.blogspot.com/2008/05/how-not-to-write-hardship-letter.html> " that didn't pass muster with me. I feel obligated to tell Richardson that she sounds like a real estate speculator who bought a home she obviously couldn't afford, defaulted on it, and now wants WaMu to basically subsidize her Congressional campaign by lowering her mortgage payment or forgiving debt. And that's . . . disgusting. At the risk of sounding like Angelo.

I know some of you are thinking that maybe poor Ms. Richardson got taken advantage of by some fast-talking REALTOR who encouraged her to buy more house than she could afford.

According to Pete Viles at L.A. Land <http://latimesblogs.latimes.com/laland/2008/05/us-rep-laura-ri.html> , She likes the Realtors, and they like her. She filed financial disclosure forms with the House Ethics Committee reporting the National Assn. of Realtors flew her to Las Vegas in November to help swear in the new president of the association, Realtor Dick Gaylord of Long Beach.

In suggested remarks* at the NAR gathering, also filed with the House, Richardson's script read: "I might be one of the newest members of Congress but I am not a new member of the REALTOR Party. When I needed help to win a tough primary, REALTORS stood up and backed me even though I was the underdog."

--Real estate industry professionals have given her $39,500 in campaign contributions in the current election cycle, according to Open Secrets.

No wonder she's blaming the lender.

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CSOC.RICH.003242

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 diret | [redacted] | cell sara.gaugl@wamu.net

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Tasha A Siedzik

From: Champney, Steven D.
Sent: Wednesday, May 21, 2008 1:49 PM
To: Siedzik, Tasha A.; GM Default Executive Response
Cc: Anderton, Mahala L.; Kallner, Brad
Subject: FW: Research Needed: Congresswoman Richardson/Foreclosure

Importance: High

Tasha, this one came from our Wamu Media liason. I'd like Brad to respond back to Sara, but please add to your reporting list.

Steven Champney, SVP

-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, May 21, 2008 1:24 PM
To: Kallner, Brad
Cc: Champney, Steven D.; Berens, John; Owen, Jan L.; Elias, Alan
Subject: Research Needed: Congresswoman Richardson/Foreclosure
Importance: High

Brad -
Please see the article embedded below for more detail, but long story short, Congresswoman Laura Richardson appears to have defaulted on her WaMu loan (second home) and on March 19, a notice was filed with the county that her property would be sold at auction.

Congresswoman Richardson initially declined to comment, however, Jan Owen has learned from the Congresswoman that she plans to communicate to The Washington Post that she has established a repayment plan with WaMu.

Would you please look into Congresswoman Richardson's situation as soon as possible so that we understand the facts? Her loan number is

Many thanks,

Sara

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | cell sara.gaugl@wamu.net

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-----Original Message-----
From: Owen, Jan L.
Sent: Wednesday, May 21, 2008 8:36 AM
To: Riley, Olivia; Gaugl, Sara C.; Gaspard, Scott; Watson, Alison
Subject: Fw: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

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Here we go. I am am in meeting and will call in a minute.

----- Original Message -----
From: Kevin Gould [redacted]
To: FSIR Meeting Group [redacted]
Sent: Wed May 21 08:01:35 2008
Subject: Capitol Weekly -- "Foreclosure tale shows that nobody is immune from crisis"

Foreclosure tale shows that nobody is immune from crisis

By Anthony York (published Tuesday, May 20, 2008)

As the real estate market softened in 2007, the new owner of a three-bedroom, 1,600-square-foot house in Sacramento's Curtis Park neighborhood ran into trouble. The house that was purchased for $535,000 in January had lost equity. The owner fell behind in her payments, and eventually, the bank seized the home.

What makes this story different from the thousands like it is that the owner of this house was a member of Congress.

The story of the foreclosure of Long Beach Democrat Laura Richardson's Sacramento home is a tale of a real estate market gone sour. It is also an illustration of how far many candidates will go to seek elected office, even if it means quite literally mortgaging their own financial future.

While being elevated to Congress in a 2007 special election, Richardson apparently stopped making payments on her new Sacramento home, and eventually walked away from it, leaving nearly $600,000 in unpaid loans and fees.

Richardson's decision to let the house slip into foreclosure was set in motion by an unlikely chain of events, only some of which had to do with Sacramento's crumbling real estate market. Richardson was elected to the Assembly in November 2006, and purchased her new capital home two months later. But in April 2007, Rep. Juanita Millender-McDonald succumbed to cancer, creating a Congressional vacancy in Richardson's district.

Richardson declared her candidacy for the seat, and soon found herself locked in a hotly contested, and very expensive race for Congress against state Sen. Jenny Oropeza, D-Long Beach.

While her campaign heated up, Richardson's house slipped into default. Richardson fell behind on her mortgage payments as she loaned her Congressional campaign $60,000 - money that has begun to be paid back to Richardson personally from her campaign account, according to records from the Center for Responsive Politics.

Richardson's opponent, Oropeza, loaned herself $115,000 for her run against Richardson. Oropeza's Congressional committee still shows nearly $200,000 in debt.

Richardson declined to comment for this story.

But tax records at the Sacramento County assessor's office show that in January 2007, Richardson took out a mortgage for the entire sale price of the house -- $535,000. The mortgage amount was equal to the sale price of the home, meaning she was able to buy the house without a down payment, even though the housing market was beginning to turn.

A March 19, 2008 notice of trustee's sale indicates that the unpaid balance of Richardson's loan, which is held by Washington Mutual, is more than $578,000 –$40,000 more than the original mortgage.

The Curtis Park house is not Richardson's primary residence. She also owns a four-bedroom house in Long Beach, in her Congressional district. Real estate records show she purchased that house in 1999 for $135,000. An estimate from Zillow.com puts the current value of that house at $474,000

Like many homes that have gone through foreclosure, Richardson's new residence quickly became an eyesore. With Richardson gone, upkeep on the home lapsed, and neighbors began to get angry.

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"The neighbors are extremely unhappy with her," said Sharon Helmar, who sold the home to Richardson. "She didn't mow the lawn or take out the garbage while she was there. We lived there for a long time, 30 years, and we had to hide our heads whenever we came back to the neighborhood."

Helmar and her husband, Mark, sold the Curtis Park home to Richardson because Sharon's arthritis required the couple to move into a one-story house. With the area's real estate market slowing down, the house remained on the market for months, and the Helmars, who lived in the house for more than 30 years, were getting desperate to sell.

Helmar said that she has never met Richardson personally, but dealt with Richardson through her realtor. The Helmars wound up giving Richardson $15,000 toward closing costs, she said.

And she is still angry over what happened to a home that clearly she never really wanted to leave. "It's kind of silly. You would think people who are making decisions for others would be able to make good decisions for themselves," she said. "She should have known what she could afford and not afford. In this neighborhood, you just don't do that."

While Richardson walked away from her loan, she bested Oropeza in a June special election, and moved on to Congress. As a member of Congress, Richardson has been asked to vote on legislation pertaining to the spike in foreclosures around the country.

On the biggest pieces of legislation having to do with government bailouts for people whose homes have entered foreclosure, Richardson has recused herself. She did not vote on legislation by Rep. Barney Frank, D-Mass, which would direct $2.7 billion in government funds to help an estimated 500,000 homeowners who are at risk of foreclosure.

Richardson also did not vote on a measure by Rep. Maxine Waters, D-Los Angeles, that would give local governments $15 billion to purchase, rehab and resell foreclosed properties.

While Richardson walked away from her bank loan, she has begun to pay herself back for the money she personally invested in her initial race. Records show that Richardson spent $587,000 out of her Congressional campaign committee since declaring her Congressional candidacy through March of this year. Of those expenditures, Richardson has spent $18,000 of that money to begin repaying herself for the money Richardson loaned to her campaign.

According to documents at the Sacramento County Clerk's office , Richardson first received a default notice in late 2007. By December 2007, less than a year after Richardson purchased the house, she was behind in her payments by more than $18,000.

Three months later, on March 19, a notice was filed with the county that Richardson's property would be sold at auction. According to the documents, the unpaid balance and other charges Richardson owed the bank was $587,384.

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CSOC.RICH.003246

From: Thorn, Ann
Sent: Tuesday, February 03, 2009 11:31:02 AM
To: Battaglia, Paul J.; Owen, Jan L.; Gaugl, Sara C.; Cook, Don
Subject: Richardson Meeting

I have a meeting with Laura Richardson today at 4:00. I do not know what it is regarding.....

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-[illegible]
cell: 414-418-[illegible]

For Internal Use Only

From: Thorn, Ann <ann.thorn@wamu.net>
Sent: Friday, January 30, 2009 3:06 PM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>; Owen, Jan L. <jan.owen@wamu.net>
Cc: Cook, Don <don.cook@wamu.net>
Subject: RE: Conference Call with Laura Richardson

REDACTED

Everyone have a nice weekend.

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

For Internal Use Only

From: Battaglia, Paul J.
Sent: Friday, January 30, 2009 10:28 AM
To: Thorn, Ann; Mathis, Julie A.; Gaugl, Sara C.; Owen, Jan L.
Cc: Cook, Don
Subject: RE: Conference Call with Laura Richardson

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
JPMorgan Chase Bank, National Association
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500
Fax: 206-377

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From: Thorn, Ann
Sent: Friday, January 30, 2009 5:28 AM
To: Mathis, Julie A.; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

REDACTED

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Mathis, Julie A.
Sent: Friday, January 30, 2009 8:26 AM
To: Thorn, Ann; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

REDACTED

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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From: Thorn, Ann
Sent: Friday, January 30, 2009 7:57 AM
To: Gaugl, Sara C.; Mathis, Julie A.; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: Conference Call with Laura Richardson

Happy Friday Everyone!!!!

Julie, what is the status of her loan?

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

For Internal Use Only

From: Austin, Daysha [mailto:
Sent: Thursday, January 29, 2009 6:09 PM
To: Thorn, Ann
Subject: Conference Call with Laura Richardson

Hi Ann, are you available to speak with Laura Richardson? If so, what time can she call you?

Daysha Austin

U.S. Representative Laura Richardson (D-CA)

100 W. Broadway, Suite 600

(562) 436-3828 Phone

(562) 437-6434 Fax

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From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Friday, January 30, 2009 10:28 AM
To: Thorn, Ann <ann.thorn@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>; Owen, Jan L. <jan.owen@wamu.net>
Cc: Cook, Don <don.cook@wamu.net>
Subject: RE: Conference Call with Laura Richardson

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
JPMorgan Chase Bank, National Association
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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To: Mathis, Julie A.; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

REDACTED

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

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Sent: Friday, January 30, 2009 8:26 AM
To: Thorn, Ann; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

REDACTED

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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Sent: Friday, January 30, 2009 7:57 AM
To: Gaugl, Sara C.; Mathis, Julie A.; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: Conference Call with Laura Richardson

Happy Friday Everyone!!!!

Julie, what is the status of her loan?

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

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From: Austin, Daysha [mailto:
Sent: Thursday, January 29, 2009 6:09 PM
To: Thorn, Ann
Subject: Conference Call with Laura Richardson

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Daysha Austin

U.S. Representative Laura Richardson (D-CA)

100 W. Broadway, Suite 600

(562) 436-3828 Phone

(562) 437-6434 Fax

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From: Mathis, Julie A. <julie.mathis@wamu.net>
Sent: Friday, January 30, 2009 8:59 AM
To: Thorn, Ann <ann.thorn@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>; Owen, Jan L. <jan.owen@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: Conference Call with Laura Richardson

UPB from $533,455.31 to $597,330.76
new P&I $4267.58, escrow $84.74 total PITI $4352.32
Amortization term 480, but maturity term 342
Interest rate 8.254 fixed

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

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julie.mathis@wamu.net

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From: Thorn, Ann
Sent: Friday, January 30, 2009 8:28 AM
To: Mathis, Julie A.; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

What are the terms of her agreement again?

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

For Internal Use Only

From: Mathis, Julie A.
Sent: Friday, January 30, 2009 8:26 AM
To: Thorn, Ann; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

Ms. Richardson is due for her January payment. Sept, Oct, Nov and Dec pmts were made around the 15th of each month.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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Subject: FW: Conference Call with Laura Richardson

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Julie, what is the status of her loan?

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National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell:

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Sent: Thursday, January 29, 2009 6:09 PM
To: Thorn, Ann
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Hi Ann, are you available to speak with Laura Richardson? If so, what time can she call you?

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From: Thorn, Ann <ann.thorn@wamu.net>
Sent: Friday, January 30, 2009 8:28 AM
To: Mathis, Julie A. <julie.mathis@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>; Owen, Jan L. <jan.owen@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: Conference Call with Laura Richardson

What are the terms of her agreement again?

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Mathis, Julie A.
Sent: Friday, January 30, 2009 8:26 AM
To: Thorn, Ann; Gaugl, Sara C.; Owen, Jan L.; Battaglia, Paul J.
Subject: RE: Conference Call with Laura Richardson

Ms. Richardson is due for her January payment. Sept, Oct, Nov and Dec pmts were made around the 15th of each month.

Thanks,

Julie

Julie Mathis, VP
Department Manager
Loss Mitigation
Home Loans

WaMu, now backed by the strength of JPMorgan Chase
7255 Baymeadows Way, JAXA2000
Jacksonville, FL 32256

904.886.1305 direct, 904. 886.1325 fax
julie.mathis@wamu.net

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From: Thorn, Ann
Sent: Friday, January 30, 2009 7:57 AM
To: Gaugl, Sara C.; Mathis, Julie A.; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: Conference Call with Laura Richardson

Happy Friday Everyone!!!!

Julie, what is the status of her loan?

Ann Thorn, FVP
National Asset Recovery Manager
WaMu, now part of JP Morgan Chase
office: 904-462-2150
cell.

For Internal Use Only

From: Austin, Daysha [mailto:
Sent: Thursday, January 29, 2009 6:09 PM
To: Thorn, Ann
Subject: Conference Call with Laura Richardson

Hi Ann, are you available to speak with Laura Richardson? If so, what time can she call you?

Daysha Austin

U.S. Representative Laura Richardson (D-CA)

100 W. Broadway, Suite 600

(562) 436-3828 Phone

(562) 437-6434 Fax

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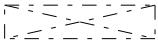

Julie, what is the status of her loan?

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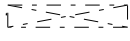
office: 904-462-2150
cell: 

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From: Beth Ward <[redacted]>
Sent: Monday, September 22, 2008 2:13 PM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>
Cc: Martin T. McGuinn <[redacted]>
Subject: RE: Laura Richardson WMB WAS002-108
Attach: 006 WKBKY to MTM encl docs-keys 7-11-08.pdf

REDACTED

Beth Ward
Paralegal to Martin T. McGuinn,
& C. Colin Cossio
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Direct Line: (619) 398-[illegible]
Direct Fax: (619) 398-[illegible]

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-----Original Message-----
From: Battaglia, Paul J. [mailto:paul.battaglia@wamu.net]
Sent: Monday, September 22, 2008 11:02 AM
To: Beth Ward; Martin T. McGuinn
Subject: RE: Laura Richardson WMB WAS002-108

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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-----Original Message-----
From: Beth Ward [redacted]
Sent: Tuesday, August 19, 2008 9:58 AM
To: Martin T. McGuinn; Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Subject: RE: Laura Richardson WMB WAS002-108

REDACTED

Beth Ward
Paralegal to Martin T. McGuinn,
Kenneth C. Noorigian
& C. Colin Cossio
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-----Original Message-----
From: Martin T. McGuinn
Sent: Tuesday, August 19, 2008 9:43 AM
To: Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Cc: Beth Ward
Subject: RE: Laura Richardson WMB WAS002-108

REDACTED

Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn[illegible]
Direct Dial: (619) 525-[illegible]
Direct Fax: (619) 525-[illegible]

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-----Original Message-----
From: Woodcock, Wendy A [mailto:wendy.woodcock@wamu.net]
Sent: Tuesday, August 19, 2008 4:41 AM
To: Battaglia, Paul J.; Martin T. McGuinn; Mathis, Julie A.
Subject: RE: Laura Richardson
Importance: High

REDACTED

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886[illegible]hh
904 886[illegible]ax

-----Original Message-----
From: Battaglia, Paul J.
Sent: Monday, August 18, 2008 7:32 PM
To: Woodcock, Wendy A.; 'Martin T. McGuinn'
Subject: Laura Richardson

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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-----Original Message-----
From: Parker, Gary L.
Sent: Monday, August 18, 2008 11:08 AM
To: Cook, Don; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500[illegible]direct, 206.377[illegible]fax
gary.parker@wamu.net

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-----Original Message-----
From: Sledd, Charley
Sent: Monday, August 18, 2008 11:06 AM
To: Gaspard, Scott; Parker, Gary L.
Subject: SFGate: Calif. congresswoman's house a public nuisance

This may interest you, if you haven't already seen it. Charley

---

This article was sent to you by someone who found it on SFGate.
The original article can be found on SFGate.com here:
http://www.sfgate.com/cgi-bin/article.cgi?file=/n/a/2008/08/15/state/n104012D91.DTL

Friday, August 15, 2008 (AP)
Calif. congresswoman's house a public nuisance

(08-15) 16:26 PDT Sacramento, CA (AP) --

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The Long Beach Democrat previously faced foreclosure on the home. Washington Mutual sold it at auction in May, but reversed the sale after Richardson complained she hadn't received proper notice.

The city's code enforcement department reported finding junk in the driveway and rotting fruit in the back yard that attracts rodents. Inspectors came after calls to police about a suspicious person there.

A spokesman for Richardson, William Marshall Jr., says the city sent the notice to the man who previously bought the house from the bank, not Richardson. He says Richardson will maintain the property once "full possession has been returned" to her.

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WAGNER KIRKMAN BLAINE
KLOMPARENS & YOUMANS LLP
Attorneys at Law

July 11, 2008

Martin T. McGuinn
Kirby & McGuinn, A.P.C.
600 B Street, Ste. 1950
San Diego, CA 92101

VIA FEDERAL EXPRESS

Re: *Red Rock Mortgage, Inc. v. Washington Mutual Bank et al.*
Our File No.

Dear Mr. McGuinn:

Pursuant to my telephone conversation with Beth, enclosed are the following documents: original initial page; original signature page; original Quitclaim Deed; and keys to the subject property.

This office will file the Request for Dismissal and Withdraw of Lis Pendens on Monday, July 14, 2008. We will send you an endorsed and confirmed copy immediately upon return by the court.

If you have any questions or need any additional information regarding the foregoing, please do not hesitate to contact me directly.

Very truly yours,

WAGNER KIRKMAN BLAINE
KLOMPARENS & YOUMANS LLP

CHERYL EWING
Litigation Paralegal
Enclosures

{13091.00000 / 00381335.DOC.1}

10640 Mather Blvd., Suite 200
Mather, CA 95655
(916) 920-5286 • FAX (916) 920-8608

967 Reserve Drive
Roseville, CA 95678
(916) 920-5286 • FAX (916) 920-8608

From: Battaglia, Paul J.
Sent: Monday, September 22, 2008 2:02 PM
To: 'Beth Ward' [redacted]; Martin T. McGuinn [redacted]
Subject: RE: Laura Richardson WMB WAS002-108

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First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
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mmcguinn
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Homeownership Preservation Dept.
904 886 ph
904 886 fax

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gary.parker@wamu.net

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From: Klein, Jason C.
Sent: Thursday, August 28, 2008 5:10:36 PM
To: Cook, Don; Battaglia, Paul J.; Stevens, Lawrence W.
Subject: Defaults.pdf

Attachments: Defaults.pdf

FYI -- a *Chronicle* article about your favorite member of Congress ...

Defaults.pdf
(139 kB)

SFGate.com

Defaults seem unlikely to sink Rep. Richardson

Laura E. Davis, Associated Press
Sunday, August 24, 2008

(08-24) 04:00 PDT Long Beach --

Like many voters in this port city and the gritty urban areas of Rep. Laura Richardson's political turf, Johnetta Walker is disenchanted with the lawmaker whose meteoric rise has been marked with personal financial failures.

Richardson's ambitious one-year ascent from City Council to state Assembly to Congress gained national attention in May when one of her houses was sold in foreclosure, followed by news of several loan defaults.

"How can you be a leader of anything if you can't be a leader of your home?" asks Walker, a bus driver who lives in Compton (Los Angeles County), a working-class city in Richardson's district.

Walker says she won't vote for Richardson in November, but her effort will most likely be in vain. A disorganized field of last-minute challengers and no recall option means there's little angered constituents can do to unseat the financially troubled Democrat.

After news came out about the foreclosure and sale of Richardson's Sacramento home, which she bought in January 2007 after winning a seat in the state Assembly, a pattern of years of financial irresponsibility emerged.

A few days before the June primary, the Long Beach Press-Telegram reported that Richardson, who won her House seat last year in a special election, had been issued multiple defaults on two Southern California homes. Five of those occurred in the previous 13 months, when Richardson was using $177,500 of her own money to finance her political career.

Despite a challenger's news conference highlighting her problems, the lawmaker coasted through the primary with nearly three-fourths of the vote, setting her up to run unopposed in November.

Democratic voter registration in her 37th Congressional District - which includes parts of working-class South Central Los Angeles, Carson (Los Angeles County), Compton and most of Long Beach - outnumbers Republican registration 59.3 percent to 17.5 percent, and Republicans didn't bother to field a candidate this year.

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Yet her decisive primary victory and apparent clear sailing in November failed to end criticism.

Unpaid bills

The local paper reported that she didn't pay car repair bills for years, failed to disclose certain financial details - including a loan from a strip club owner - and leased the priciest car in the House at taxpayers' expense. She also once had a real estate license, suggesting she should have known how to better handle her properties.

A Washington watchdog group called for a House Ethics Committee investigation into Richardson's personal finances, citing her history of defaulting on home loans and suspicions of special treatment when her bank rescinded the sale of her foreclosed Sacramento home. She and the bank denied the allegation after the property was returned to her, but it has fallen into disrepair and was recently declared a public nuisance.

As Richardson's problems surfaced this summer, so did three challengers: two write-ins, Lee Davis and Peter Mathews, both of whom lost to Richardson in the primary, and independent Nicholas Dibs, a schoolteacher and political novice.

The three candidates say they were encouraged to run by people unhappy with Richardson and point to voter discontent as signs that their challenges could be successful.

"I walk the streets, and people say, 'Please run as a write-in. We will vote for you. We don't want her,' " said Davis, publisher of the community paper the Wrigley Bulletin and News.

An everywoman?

Richardson - who voted for a mortgage debt forgiveness bill that later passed - has portrayed her foreclosure as an example of how even a member of Congress can suffer a plight plaguing tens of thousands of hapless Americans.

But that explanation hasn't impressed many of her constituents, who have been quick to share their opinions publicly or post them on Web sites.

"If she can't take care of herself, then how is she going to take care of other people (while serving) in Congress?" said Juliana Flores as she left her job at a Target store in Carson.

Some voters say they will do more research on Richardson to determine whether she can separate her own problems from her political duties.

"You always want to make sure someone is capable of handling their personal issues and the issues of the public at large," said Ed Smith, a manager of a fast food restaurant. "I don't vote for someone just because they're the only one running for a particular position."

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Write-in candidate Mathews, a college professor who has made several bids for Congress, pointed to a July poll in the Press-Telegram, taken before Davis and Dibs had officially become candidates, that had 57 percent of respondents saying he has a chance of beating Richardson.

But Gary Jacobson, a political science professor at UC San Diego, said independent and write-in candidates rarely win seats in Congress because they usually can't match the money, name recognition and organization of incumbents or candidates backed by a party.

Splitting the opposition

He added that Richardson's three challengers may actually be working against each other.

"It makes it virtually impossible to beat her because it will divide the opposition," he said.

Richardson refused to be interviewed for this story, but campaign spokesman William Marshall Jr. issued a statement. While ignoring her reported indiscretions, the statement said Richardson has consistently gained voter support because of her legislative record and noted some of her achievements in less than a year in Congress.

"She will diligently repeat her resounding (primary) victory of over 74 percent," the statement concluded.

Richardson has received the backing of some of her powerful Democratic colleagues, including House Speaker Nancy Pelosi and popular local lawmaker Rep. Maxine Waters, who represents an adjacent district. In addition, House Majority Leader Steny Hoyer, D-Md., held a Capitol Hill fundraiser for Richardson in June.

If Richardson is re-elected, recall will not be possible, either, because the Constitution does not allow it for members of Congress.

That leaves the 2010 Democratic primary as the next chance for voters to remove Richardson from her seat.

"There's only a remote danger in the general election this year, but a very serious danger in the 2010 primary," said Jack Pitney, a government professor at Claremont McKenna College. "Ambitious politicians in that area are going to be carefully weighing a primary against her."

http://sfgate.com/cgi-bin/article.cgi?f=/c/a/2008/08/24/BAIS12H06Q.DTL

This article appeared on page **B - 6** of the San Francisco Chronicle

JPMC - 001786
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From: Gaugl, Sara C. <sara.gaugl@wamu.net>
Sent: Wednesday, August 20, 2008 4:11 PM
To: Cook, Don <don.cook@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

-----Original Message-----
From: Cook, Don
Sent: Wednesday, August 20, 2008 1:03 PM
To: Gaugl, Sara C.; Battaglia, Paul J.
Subject: RE: Media Inquiry Re: Richardson Loan

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From: Gaugl, Sara C.
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To: Battaglia, Paul J.; Cook, Don
Subject: RE: Media Inquiry Re: Richardson Loan

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- Sara

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Sent: Wednesday, August 20, 2008 11:24 AM
To: Cook, Don; Gaugl, Sara C.
Subject: RE: Media Inquiry Re: Richardson Loan

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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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Sent: Tuesday, August 19, 2008 10:28 AM
To: Thorn, Ann; Gaugl, Sara C.
Subject: FW: Laura Richardson[redacted]

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To: Martin T. McGuinn; Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Subject: RE: Laura Richardson[redacted]

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Paralegal to Martin T. McGuinn,
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Kirby & McGuinn, A P.C.
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Direct Line: (619) 398[redacted]
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Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn
Direct Dial: (619) 525
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Importance: High

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Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886- ph
904 886- fax

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Subject: Laura Richardson

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To: Cook, Don; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.

Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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From: Sledd, Charley
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Sent: Tuesday, August 19, 2008 10:28 AM
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To: Martin T. McGuinn; Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
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Beth Ward
Paralegal to Martin T. McGuinn,
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& C. Colin Cossio
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Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn[redacted]
Direct Dial: (619) 525[redacted]
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To: Battaglia, Paul J.; Martin T. McGuinn; Mathis, Julie A.
Subject: RE: Laura Richardson
Importance: High

REDACTED

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

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Sent: Monday, August 18, 2008 7:32 PM
To: Woodcock, Wendy A.; 'Martin T. McGuinn'
Subject: Laura Richardson

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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Parker, Gary L.
Sent: Monday, August 18, 2008 11:08 AM
To: Cook, Don; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Wednesday, August 20, 2008 2:24 PM
To: Cook, Don <don.cook@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
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Seattle WA 98101
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From: Cook, Don
Sent: Wednesday, August 20, 2008 9:47 AM
To: Gaugl, Sara C.; Battaglia, Paul J.
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

-----Original Message-----
From: Gaugl, Sara C.
Sent: Wednesday, August 20, 2008 9:35 AM
To: Battaglia, Paul J.; Cook, Don
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

- Sara

-----Original Message-----
From: Battaglia, Paul J.
Sent: Wednesday, August 20, 2008 6:56 AM
To: Cook, Don; Gaugl, Sara C.
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
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Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

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From: Battaglia, Paul J.
Sent: Tuesday, August 19, 2008 5:29 PM
To: Gaugl, Sara C.; Cook, Don
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

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From: Gaugl, Sara C.
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Cc: Elias, Alan
Subject: Media Inquiry Re: Richardson Loan

Hi, Paul.

REDACTED

Best,

Sara

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From: Battaglia, Paul J.
Sent: Tuesday, August 19, 2008 10:28 AM
To: Thorn, Ann; Gaugl, Sara C.
Subject: FW: Laura Richardson[redacted]

REDACTED

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First Vice President and Senior Counsel
Washington Mutual Bank
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From: Beth Ward [redacted]
Sent: Tuesday, August 19, 2008 9:58 AM
To: Martin T. McGuinn; Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Subject: RE: Laura Richardson [redacted]

REDACTED

Beth Ward
Paralegal to Martin T. McGuinn,
Kenneth C. Noorigian
& C. Colin Cossio
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Direct Line: (619) 398[redacted]
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From: Martin T. McGuinn
Sent: Tuesday, August 19, 2008 9:43 AM
To: Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Cc: Beth Ward
Subject: RE: Laura Richardson WMB WAS002-108

REDACTED

Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn[redacted]
Direct Dial: (619) 525[redacted]
Direct Fax: (619) 525[redacted]

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Sent: Wednesday, August 20, 2008 12:47 PM
To: Gaugl, Sara C. <sara.gaugl@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: Media Inquiry Re: Richardson Loan

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Subject: FW: Laura Richardson WMB WAS002-108

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From: Beth Ward [redacted]
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Paralegal to Martin T. McGuinn,
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mmcguinn
Direct Dial: (619) 525
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Sent: Monday, August 18, 2008 7:32 PM
To: Woodcock, Wendy A.; 'Martin T. McGuinn'
Subject: Laura Richardson

REDACTED

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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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From: Parker, Gary L.
Sent: Monday, August 18, 2008 11:08 AM
To: Cook, Don; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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To: Gaspard, Scott; Parker, Gary L.
Subject: SFGate: Calif. congresswoman's house a public nuisance

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http://www.sfgate.com/cgi-bin/article.cgi?file=/n/a/2008/08/15/state/n104012D91.DTL

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From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Wednesday, August 20, 2008 9:56 AM
To: Cook, Don <don.cook@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>
Subject: RE: Media Inquiry Re: Richardson Loan

REDACTED

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Seattle WA 98101
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To: Gaugl, Sara C.; Cook, Don
Subject: RE: Media Inquiry Re: Richardson Loan

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From: Gaugl, Sara C.
Sent: Tuesday, August 19, 2008 5:07 PM
To: Battaglia, Paul J.; Thorn, Ann
Cc: Elias, Alan
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Hi, Paul.

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Best,

Sara

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Subject: FW: Laura Richardson

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Subject: RE: Laura Richardson

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Beth Ward
Paralegal to Martin T. McGuinn,
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Kirby & McGuinn, A P.C.
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Cc: Beth Ward
Subject: RE: Laura Richardson WMB WAS002-108

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Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn
Direct Dial: (619) 525
Direct Fax: (619) 525

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Importance: High

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Homeownership Preservation Dept.
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Cc: Beth Ward
Subject: RE: Laura Richardson [illegible]

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Kirby & McGuinn, A.P.C.
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San Diego, CA 92101
mmcguinn[illegible]
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Sent: Tuesday, August 19, 2008 8:45 PM
To: Gaugl, Sara C. <sara.gaugl@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Cc: Elias, Alan <alan.elias@wamu.net>
Subject: Re: Media Inquiry Re: Richardson Loan

I tried to call her and left her a message

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Gaugl, Sara C.
To: Battaglia, Paul J.; Thorn, Ann
Cc: Elias, Alan
Sent: Tue Aug 19 17:06:39 2008
Subject: Media Inquiry Re: Richardson Loan

Hi, Paul.

REDACTED

Best,

Sara

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Best,

Sara

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-----Original Message-----
From: Battaglia, Paul J.
Sent: Tuesday, August 19, 2008 10:28 AM
To: Thorn, Ann; Gaugl, Sara C.
Subject: FW: Laura Richardson WMB WAS002-108

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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-----Original Message-----
From: Beth Ward [redacted]
Sent: Tuesday, August 19, 2008 9:58 AM
To: Martin T. McGuinn; Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Subject: RE: Laura Richardson [redacted]

REDACTED

Beth Ward
Paralegal to Martin T. McGuinn,
Kenneth C. Noorigian
& C. Colin Cossio
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Direct Line: (619) 398[redacted]
Direct Fax: (619) 398[redacted]

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From: Martin T. McGuinn
Sent: Tuesday, August 19, 2008 9:43 AM
To: Woodcock, Wendy A.; Battaglia, Paul J.; Mathis, Julie A.
Cc: Beth Ward
Subject: RE: Laura Richardson

REDACTED

Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn
Direct Dial: (619) 525
Direct Fax: (619) 525

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From: Woodcock, Wendy A. [mailto:wendy.woodcock@wamu.net]
Sent: Tuesday, August 19, 2008 4:41 AM
To: Battaglia, Paul J.; Martin T. McGuinn; Mathis, Julie A.
Subject: RE: Laura Richardson
Importance: High

REDACTED

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

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Subject: Laura Richardson

REDACTED

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To: Cook, Don; Owen, Jan L.; Battaglia, Paul J.
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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From: Battaglia, Paul J.
Sent: Tuesday, August 19, 2008 8:24:12 PM
To: bward[redacted]
Subject: Keys to Laura Richardson's attorney

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
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Sent: Tuesday, August 19, 2008 1:28 PM
To: Thorn, Ann <ann.thorn@wamu.net>; Gaugl, Sara C. <sara.gaugl@wamu.net>
Subject: FW: Laura Richardson

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
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Seattle WA 98101
Phone: 206-500-4261
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Subject: RE: Laura Richardson WMB WAS002-108

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Cc: Beth Ward
Subject: RE: Laura Richardson

REDACTED

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600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn
Direct Dial: (619) 525
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Subject: RE: Laura Richardson
Importance: High

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Wendy Woodcock, VP
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Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

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Fyi--

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From: Beth Ward <bward[redacted]>
Sent: Tuesday, August 19, 2008 12:58 PM
To: Martin T. McGuinn <MMcguinn@kirbymac.com>; Woodcock, Wendy A. <wendy.woodcock@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>
Subject: RE: Laura Richardson[redacted]

REDACTED

Beth Ward
Paralegal to Martin T. McGuinn,
Kenneth C. Noorigian
& C. Colin Cossio
Kirby & McGuinn, A P.C.
600 B Street, Suite 1950
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Cc: Beth Ward
Subject: RE: Laura Richardson[redacted]

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Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
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mmcguinn[redacted]
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Homeownership Preservation Dept.
904 886-1309 ph
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Sent: Tuesday, August 19, 2008 12:43 PM
To: Woodcock, Wendy A. <wendy.woodcock@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>
Cc: Beth Ward <[redacted]>
Subject: RE: Laura Richardson [redacted]

REDACTED

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Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn[redacted]
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From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Tuesday, August 19, 2008 10:02 AM
To: Thorn, Ann <ann.thorn@wamu.net>
Subject: FW: Laura Richardson [redacted]

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
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-----Original Message-----
From: Mathis, Julie A.
Sent: Tuesday, August 19, 2008 5:37 AM
To: Battaglia, Paul J.; Fisher, Michael S.
Cc: Woodcock, Wendy A.; 'Martin T. McGuinn'
Subject: RE: Laura Richardson - 0729942433

REDACTED

Thanks,

Julie

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206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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-----Original Message-----
From: Sledd, Charley
Sent: Monday, August 18, 2008 11:06 AM
To: Gaspard, Scott; Parker, Gary L.
Subject: SFGate: Calif. congresswoman's house a public nuisance

This may interest you, if you haven't already seen it. Charley

---

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The original article can be found on SFGate.com here:
http://www.sfgate.com/cgi-bin/article.cgi?file=/n/a/2008/08/15/state/n104012D91.DTL

Friday, August 15, 2008 (AP)
Calif. congresswoman's house a public nuisance

(08-15) 16:26 PDT Sacramento, CA (AP) --
Sacramento city officials have declared a home owned by U.S. Rep. Laura Richardson a public nuisance and are threatening fines up to $5,000 a month if she doesn't fix it up.

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The city's code enforcement department reported finding junk in the driveway and rotting fruit in the back yard that attracts rodents.

Inspectors came after calls to police about a suspicious person there.
A spokesman for Richardson, William Marshall Jr., says the city sent the notice to the man who previously bought the house from the bank, not Richardson. He says Richardson will maintain the property once "full possession has been returned" to her. ----------

Copyright 2008 AP

From: Thorn, Ann
Sent: Tuesday, August 19, 2008 8:49:51 AM
To: Gaugl, Sara C.; Cook, Don; Battaglia, Paul J.
Subject: Richardson

Just wanted to let you know that I got a call from Congresswoman Richardson last night around 7 on my voicemail. She said no issue, just wanted to ask a couple questions and Sara I guess she wanted to get a hold of you. I will be reaching back out to her today to find out what she needed and will advise.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462
cell: 414-418

For Internal Use Only

From: Mathis, Julie A. <julie.mathis@wamu.net>
Sent: Tuesday, August 19, 2008 8:37 AM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>; Fisher, Michael S. <michael.s.fisher@wamu.net>
Cc: Woodcock, Wendy A. <wendy.woodcock@wamu.net>; Martin T. McGuinn <MMcguinn@kirbymac.com>
Subject: RE: Laura Richardson -

REDACTED

Thanks,

Julie

-----Original Message-----
From: Woodcock, Wendy A.
Sent: Tuesday, August 19, 2008 7:41 AM
To: Battaglia, Paul J.; 'Martin T. McGuinn'; Mathis, Julie A.
Subject: RE: Laura Richardson
Importance: High

REDACTED

Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
904 886-1309 ph
904 886-1325 fax

-----Original Message-----
From: Battaglia, Paul J.
Sent: Monday, August 18, 2008 7:32 PM
To: Woodcock, Wendy A.; 'Martin T. McGuinn'
Subject: Laura Richardson

REDACTED

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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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-----Original Message-----
From: Parker, Gary L.
Sent: Monday, August 18, 2008 11:08 AM
To: Cook, Don; Owen, Jan L.; Battaglia, Paul J
Subject: FW: SFGate: Calif. congresswoman's house a public nuisance

Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
gary.parker@wamu.net

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To: Battaglia, Paul J. <paul.battaglia@wamu.net>; Martin T. McGuinn <MMcguinn@kirbymac.com>; Mathis, Julie A. <julie.mathis@wamu.net>
Subject: RE: Laura Richardson

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Wendy Woodcock, VP
Division Manager
Homeownership Preservation Dept.
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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261

Fax: 206-377-2784

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Fyi--

Gary Parker
Legal Department
Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
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From: Woodcock, Wendy A.
Sent: Monday, August 18, 2008 7:31:51 PM
To: Battaglia, Paul J.
Subject: Out of Office AutoReply: Laura Richardson

I will be out of the office 8/11/08 through 8/15/08. If you have an urgent matter that must be addressed immediately, please contact Matt Kolkowski at (818) 775[illegible]

From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Monday, August 18, 2008 7:32 PM
To: Woodcock, Wendy A. <wendy.woodcock@wamu.net>; Martin T. McGuinn <[redacted]>
Subject: Laura Richardson

REDACTED

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Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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Fyi--

Gary Parker
Legal Department

Washington Mutual
1301 Second Ave.
Seattle, WA 98101
206.500.4355 direct, 206.377.2840 fax
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From: Gaugl, Sara C. <sara.gaugl@wamu.net>
Sent: Friday, August 15, 2008 6:21 PM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>; Cook, Don <don.cook@wamu.net>
Cc: Riley, Olivia <olivia.riley@wamu.net>
Subject: RE: Review Requested: Media Response

REDACTED

Have a great weekend.

Sara

-----Original Message-----
From: Battaglia, Paul J.
Sent: Friday, August 15, 2008 2:57 PM
To: Gaugl, Sara C.; Cook, Don
Cc: Riley, Olivia
Subject: RE: Review Requested: Media Response

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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-----Original Message-----
From: Gaugl, Sara C.
Sent: Friday, August 15, 2008 2:29 PM
To: Battaglia, Paul J.; Cook, Don
Cc: Riley, Olivia
Subject: Review Requested: Media Response
Importance: High

Paul and Don:

REDACTED

****

REDACTED

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue I WMC40 I Seattle WA 98101
206.500.2822 direct I 206.228 [illegible] cell sara.gaugl@wamu.net

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-----Original Message-----
From: Gottlieb, Jeff [illegible]
Sent: Friday, August 15, 2008 1:04 PM
To: Gaugl, Sara C.
Subject: RE: WaMu Follow-Up

These questions are about the property owned by Laura Richardson at 3622 W. Curtis Dr., Sacramento, CA. If Washington Mutual is going to say it cannot answer some of them because it involves Richardson's confidential financial information, I want you and her to waive that right. The transactions around the house have raised serious questions about whether Rep. Richardson received preferential treatment from Washington Mutual. I have quoted experts as saying this type of deal was unheard of. By not answering the questions, Washington Mutual is encouraging those suspicions.

1. Why did Washington Mutual pay Laura Richardson's delinquent property taxes of about $9,000?
2. What were the terms of the settlement with James York, who bought the house at the foreclosure sale? If you say the terms are confidential, I want you to waive confidentiality, which, I assume, was a condition WAMU requested.

3. Why did Washington Mutual take back the property from Mr. York?
4. Has Washington Mutual ever taken back a house after it has been sold at a foreclosure auction, the deed was recorded and the new owner already had a crew renovating the house? Give me examples.

5. What are the financial terms of the deal that gave the house back to Rep. Richardson?

From: Battaglia, Paul J. <paul.battaglia@wamu.net>
Sent: Friday, August 15, 2008 5:57 PM
To: Gaugl, Sara C. <sara.gaugl@wamu.net>; Cook, Don <don.cook@wamu.net>
Cc: Riley, Olivia <olivia.riley@wamu.net>
Subject: RE: Review Requested: Media Response

REDACTED

Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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Importance: High

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REDACTED

Sara Gaugl

Home Loans Public Relations

WaMu
1301 Second Avenue | WMC401 Seattle WA 98101
206.500.2822 direct | 206.228[redacted] cell sara.gaugl@wamu.net

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From: Gaugl, Sara C.
Sent: Friday, August 15, 2008 3:33:51 PM
To: Battaglia, Paul J.; Cook, Don
Subject: Public Nuisance Notice

Attachments: Picture (Metafile)

REDACTED

Rep. Richardson's Sacramento home declared 'public nuisance'

http://www.latimes.com/news/local/lat-richmo_k5ly64nc20080815025641,0,6484560,email.photo**UMBRAGE:** Neighbors complained about the condition of the Sacramento home of Rep. Laura Richardson (D-Long Beach).

The Sacramento home of the Democratic congresswoman from Long Beach is declared a 'public nuisance' by the city.
By Jeff Gottlieb, Los Angeles Times Staff Writer
August 15, 2008

First Rep. Laura Richardson was having problems making house payments, defaulting six times over eight years.

Then after a bank foreclosed on her Sacramento house and sold it at auction in May, the Long Beach Democrat made such a stink that Washington Mutual, in an unusual move, grabbed it back and returned it to her.

This week, in the latest chapter in the housing saga, the Code Enforcement Department in Sacramento declared her home a "public nuisance."

The city has threatened to fine her as much as $5,000 a month if she doesn't fix it up.

Neighbors in the upper-middle-class neighborhood complain that the sprinklers are never turned on and the grass and plants are dead or dying. The gate is broken, and windows are covered with brown paper.
"I would call it an eyesore," said Peter Thomsen, a retired bank executive who lives nearby.

The city action was prompted by police action.

Police were twice called to investigate reports of a suspicious person in or around the house, perhaps a homeless man squatting there. Officers called the Code Enforcement Department, which boarded up a broken door.

Code enforcement inspectors visited the house twice in July, finding "junk and debris" in the driveway and "rotting fruit on the ground in the rear yard which creates rodent harborage," according to department documents.

Ron O'Connor, operations manager of the Code Enforcement Department, said homes in the Curtis Park area seldom were tagged as a public nuisance.

"It's a really nice neighborhood," he said.

Asked about the house, Richardson's office released a statement that said: "Neither Congresswoman Richardson nor her attorney have received any information referring to this matter. Any additional information will be provided at a later date."

Richardson has few worries in the November election. The 37th District is so solidly Democratic that no Republican is running against her. Democrat Peter Mathews, who has sought the seat several times before, is mounting a write-in campaign.

Richardson began defaulting on house payments long before she bought the three-bedroom, 1 1/2 -bath home after being elected to the Assembly in 2006. She has defaulted on a home in San Pedro, where her mother lives, and her residence in Long Beach for amounts ranging from $5,742 to almost $20,000, according to documents on file with Los Angeles County.

Five of the defaults occurred during a 13-month period over 2007-08 when Richardson was bankrolling her political career, lending her campaigns for Congress and Assembly a total of $177,500.

In addition, she owed nearly $9,000 in property taxes on the Sacramento house, and the city Utilities Department put a lien on the property for an unpaid utility bill of $154.03.

In a letter to supporters after her money problems received widespread publicity in June, Richardson said she was current on her house payments.

"Many elected officials are married, rely on two incomes or are independently wealthy," she wrote.

"I do not fit any of these descriptions," she added. "I made the decision to borrow money against my home to help finance my campaign. The election was too important to me, to our community and to our country to roll over."

Although Richardson lost her Sacramento house, she got it back under unusual circumstances.

Real estate investor James York bought the two-story house May 7 for $388,000. Richardson had paid $535,000. York recorded the deed May 19 and sent a work crew to renovate the house.

York said Washington Mutual filed a letter of recision of the sale June 2 with Sacramento County.

Experts said such a move after the deed was recorded was almost unheard of.

"It seems to me it has nothing to do with the law, but it has to do with [Washington Mutual] trying to be deferential to a congresswoman," said Grant Nelson, the William H. Rehnquist Professor of Law at Pepperdine University

York sued. The case was settled in early July with each side agreeing not to talk about the terms.

In addition, Washington Mutual paid the tax lien on July 31, according to Sacramento County.

The public nuisance notice -- known as a vacant building ordinance violation -- was posted on Richardson's house Tuesday.

An inspection, it says, "revealed the structure on your property is vacant, is not in compliance with minimum maintenance standards and/or constitutes a public nuisance."

The owner of the house is listed on the notice as Red Rock Mortgage Inc., which is York's company.

O'Connor, the Sacramento code official, said the notices are taped onto the building and sent to the owner, return receipt requested.

During a phone interview, O'Connor checked county tax assessor records and said that Richardson is listed as the owner and that the notice would be sent to her.

The notice says that a $1,000 penalty can be assessed against the property if progress is not made to bring it into compliance within 30 days. The penalty could grow to as much as $5,000 per month unless progress is made to improve conditions.

Neighbors have complained about the state of the house for months.

They were optimistic when York sent his crew to begin renovations, but now say it is worse than ever.

"I can't make myself go by there. It hurts too much," said Sharon Helmar, who sold the house to Richardson after living there for 30 years. "We took good care of it, and it's a lovely house."

Sara Gaugl
Home Loans Public Relations

WaMu
1301 Second Avenue | WMC40 | Seattle WA 98101
206.500.2822 direct | 206.228[illegible] cell
sara.gaugl@wamu.net

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From: Bartoces, Leah
Sent: Thursday, August 07, 2008 11:59:12 AM
To: Battaglia, Paul J.
Subject: FW: [redacted] - Richardson, Laura / TC# [redacted]

Attachments: Picture (Metafile)

REDACTED

Leah Bartoces
Consumer Group Paralegal
Washington Mutual
1301 2nd Avenue, WMC3501
Seattle, WA 98101

206.500.4262 direct / 206.377.2784 fax

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From: GM Paralegal Support
Sent: Thursday, July 03, 2008 9:30 AM
To: Bartoces, Leah
Subject: FW: [redacted] Richardson, Laura / TC# [redacted]

Hi Leah,

REDACTED

Please advise.

Thank you,

Sophia H Dahbashi
Research Support Analyst I
Legal Department Business Planning and Operations

Washington Mutual
9200 Oakdale St., N110214
Chatsworth, CA 91311

818.775.6867, direct. 818.775.7550 fax.
Farnaz.HossainDahbashi@wamu.net

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From: McNeil, Veronica
Sent: Thursday, July 03, 2008 6:44 AM
To: Thomas, Michelle M.; Dahbashi, Sophia
Cc: Pound, Robert A.
Subject: RE: [redacted]

Good Morning,

I didn't put the stop there manually therefore I can't remove it. The stop was place once the F/C workstations were updated to reflect a 3rd party sale on this property which at that time was a man code R. It has since rescinded now man code W. so it is no longer in my area. We process payments for this particular man code, but we don't remove stops.

Also if you read the notes on the loan you will see:

06/12/08 18:14:36 JAW FROM MEM1:
PLEASE CONTACT SOPHIA DAHBASHI IN LEGAL @
818-775-6867 PRIORTO PROCESSING ANY ACTION ON
THIS LOAN OR CONTACTING/SPEAKINGWITH THE
BORROWER. PHONE # IS FOR INTERNAL USE ONLY [redacted]

This might be your first stop. Sorry I couldn't help you with removing the stop.

Hope this was helpful to you.

Sophia,
Can you assit Michelle with her questions?

You all have a safe a wondeful Holiday weekend.....

Ms. Veronica Sowell-McNeil
LS Cashiering Rep II
Cash Operations
Foreclosure-LMIT
Mail Stop JAXB2007

Fax: (904) 886 1646
Direct: 904-462[illegible]

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---

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 9:24 AM
To: McNeil, Veronica
Cc: Pound, Robert A.
Subject: [illegible]
Importance: High

Veronica

Is it possible for you to remove the disbursement stop 1 from the above referenced loan number, in order that we may disburse tax payments? If so, please do so as soon as possible.

Thank you in advance.
Michelle M. Thomas
Real Estate Tax Associate Sr.
1 800 353 3860 ext.[illegible]

email: michelle.m.thomas@wamu.net

TheEliteGroup
BE RECOGNIZED

From: Battaglia, Katherine R. <katherine.battaglia@wamu.net>
Sent: Wednesday, July 30, 2008 1:54 PM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: KANA / Email (Richardson, Laura)

REDACTED

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Sent: Wednesday, July 30, 2008 1:50 PM
To: Battaglia, Katherine R.
Subject: RE: KANA / Email (Richardson, Laura)

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Paul J. Battaglia
First Vice President and Senior Counsel
Washington Mutual Bank
1301 2nd Avenue, WMC 3501
Seattle WA 98101
Phone: 206-500-4261
Fax: 206-377-2784

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firstName HERBERT
lastName SAMPLE
emailAddress yahoo
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Subject: FW: KANA / Email

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Below is an email we received regarding a foreclosed home that was sold at an auction on May 7th for $388,000.00, however we have issued a notice to rescind the sale. Can you please review the below email and advise on how to respond to the customers inquiry? Thank you in advance for your assistance!

~ There is an article out on the internet regarding the issue for further research under Real Estate Controversies.

http://en.wikipedia.org/wiki/Laura_Richardson

Thank You
Jane Spyropoulos
Sr. Team Lead
ECC Mortgage & Retail
eCare/Correspondence
585-590-5237
jane.spyropoulos@wamu.net

Confidential Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Battaglia, Katherine R.
Sent: Tuesday, July 29, 2008 3:59 PM
To: Spyropoulos, Jane
Subject: KANA / Email

Host-Verified Secure Message

Spanish False
Topic Other
cisNumber
dateTimeStamp 07/28/2008 6:36:39 PM
applicationID 2
confirmationNumber K33790044488E11B7
subject General Inquiry

firstName HERBERT
lastName SAMPLE
emailAddress [redacted]
comments Nice going, WAMU!! A member of Congress (Laura Richardson) gets foreclosed on by you folks, it hits the papers and, voila!, WAMU breaks its back to help her out by essentially returning the house to her after it had already been sold at an auction. Can any of your other customers expect such generous assistance? Your spokeswoman says: We're committed to treating all of our customers with the same level of consideration and fairness. Yea, right!

Thank-you!

Katherine Battaglia

Washington Mutual Bank

Processing Rep-Sr

ECC-Albion

"Today Is The Mountain You Were Destined To Climb.."

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Please consider the environment before printing this email.

From: Sonstroem, Jed P. <jed.sonstroem@wamu.net>
Sent: Wednesday, July 30, 2008 11:47 AM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: FW: KANA / Email (Richardson, Laura)

REDACTED

Jed P. Sonstroem
First Vice President and Assistant General Counsel
Washington Mutual Bank
The WaMu Center
1301 2nd Avenue
WMC 3501
Seattle WA 98101
Telephone: (206) 500-4266
Fax: (206) 377-2784
jed.sonstroem@wamu.net

From: Spyropoulos, Jane
Sent: Wednesday, July 30, 2008 8:29 AM
To: Sonstroem, Jed P.
Cc: Snook, Christina A.; Battaglia, Katherine R.
Subject: FW: KANA / Email

Good Morning Jed ~

Below is an email we received regarding a foreclosed home that was sold at an auction on May 7th for $388,000.00, however we have issued a notice to rescind the sale. Can you please review the below email and advise on how to respond to the customers inquiry? Thank you in advance for your assistance!

~ There is an article out on the internet regarding the issue for further research under Real Estate Controversies.

http://en.wikipedia.org/wiki/Laura_Richardson

Thank You
Jane Spyropoulos

Sr. Team Lead
ECC Mortgage & Retail
eCare/Correspondence
585-590-5237
jane.spyropoulos@wamu.net

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From: Battaglia, Katherine R.
Sent: Tuesday, July 29, 2008 3:59 PM
To: Spyropoulos, Jane
Subject: KANA / Email

Host-Verified Secure Message

Spanish False
Topic Other
cisNumber [redacted]
dateTimeStamp 07/28/2008 6:36:39 PM
applicationID 2
confirmationNumber K33790044488E11B7
subject General Inquiry
firstName HERBERT
lastName SAMPLE
emailAddress [redacted]
comments Nice going, WAMU!! A member of Congress (Laura Richardson) gets foreclosed on by you folks, it hits the papers and, voila!, WAMU breaks its back to help her out by essentially returning the house to her after it had already been sold at an auction. Can any of your other customers expect such generous assistance? Your spokeswoman says: We're committed to treating all of our customers with the same level of consideration and fairness. Yea, right!

Thank-you!

Katherine Battaglia

Washington Mutual Bank

Processing Rep-Sr

ECC-Albion

"Today Is The Mountain You Were Destined To Climb.."

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Please consider the environment before printing this email.

From: Bartoces, Leah
Sent: Wednesday, July 23, 2008 5:25:31 PM
To: Battaglia, Paul J.
Subject: FW: [redacted] - Richardson, Laura / TC# [redacted]

Attachments: Picture (Metafile)

REDACTED

Leah Bartoces
Consumer Group Paralegal
Washington Mutual
1301 2nd Avenue, WMC3501
Seattle, WA 98101

206.500.4262 direct / 206.377.2784 fax

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From: GM Paralegal Support
Sent: Wednesday, July 16, 2008 10:38 AM
To: Bartoces, Leah
Subject: FW: [redacted] Richardson, Laura / TC# [redacted]

REDACTED

Please advise.

Sophia H Dahbashi
Research Support Analyst I
Legal Department Business Planning and Operations

Washington Mutual
9200 Oakdale St., N110214
Chatsworth, CA 91311

818.775.6867, direct. 818.775.7550 fax.
Farnaz.HossainDahbashi@wamu.net

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From: McNeil, Veronica
Sent: Thursday, July 03, 2008 6:44 AM
To: Thomas, Michelle M.; Dahbashi, Sophia
Cc: Pound, Robert A.
Subject: RE: [redacted]

Good Morning,

I didn't put the stop there manually therefore I can't remove it. The stop was place once the F/C workstations were updated to reflect a 3rd party sale on this property which at that time was a man code R. It has since rescinded now man code W. so it is no longer in my area. We process payments for this particular man code, but we don't remove stops.

Also if you read the notes on the loan you will see:

06/12/08 18:14:36 JAW FROM MEM1:
PLEASE CONTACT SOPHIA DAHBASHI IN LEGAL @
818-775-6867 PRIOR TO PROCESSING ANY ACTION ON
THIS LOAN OR CONTACTING/SPEAKINGWITH THE

BORROWER. PHONE # IS FOR INTERNAL USE ONLY [redacted]

This might be your first stop. Sorry I couldn't help you with removing the stop.

Hope this was helpful to you.

Sophia,
Can you assit Michelle with her questions?

You all have a safe a wondeful Holiday weekend.....

Ms. Veronica Sowell-McNeil
LS Cashiering Rep II
Cash Operations
Foreclosure-LMIT
Mail Stop JAXB2007

Fax: (904) 886 1646
Direct: 904-462[illegible]

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---

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 9:24 AM
To: McNeil, Veronica
Cc: Pound, Robert A.
Subject: [illegible]
Importance: High

Veronica

Is it possible for you to remove the disbursement stop 1 from the above referenced loan number, in order that we may disburse tax payments? If so, please do so as soon as possible.

Thank you in advance.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

TheEliteGroup
BE RECOGNIZED

From: Mathis, Julie A. <julie.mathis@wamu.net>
Sent: Thursday, July 10, 2008 12:47 PM
To: Thorn, Ann <ann.thorn@wamu.net>; Lyman, Daryl W. <daryl.lyman@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>
Cc: Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: [redacted] Richardson

Calling her again at 1:30.

From: Thorn, Ann
Sent: Thursday, July 10, 2008 10:32 AM
To: Lyman, Daryl W.; Rogers, Savannah L.
Cc: Mathis, Julie A.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Thursday, July 10, 2008 10:31 AM
To: Rogers, Savannah L.; Thorn, Ann
Cc: Mathis, Julie A.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax

daryl.lyman@wamu.net

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From: Rogers, Savannah L.
Sent: Thursday, July 10, 2008 6:17 AM
To: Thorn, Ann; Lyman, Daryl W.
Cc: Mathis, Julie A.
Subject: RE: Richardson

REDACTED

Without the $100,000 corporate advance the Mod terms would be adjusted to the following:

Current UPB $533,455.31
Capitalized Amount $63,875.45
Delinquent Interest 07/07-08/08 $50,856.13
Escrow (Taxes) $9,680.56
Foreclosure Fees $3,338.76
New Modified UPB $597,330.76
1st payment date 9/1/08 $4,352.32
New P&I $4,267.58
New Escrow $84.74
Amortization term 480; Maturity term 342

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:41 AM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.
Subject: RE: Richardson

Savannah, does this change your figures?

Thanks,

Julie

From: Thomas, Michelle M.
Sent: Thursday, July 10, 2008 8:39 AM
To: Mathis, Julie A.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.

Subject: RE: [redacted] Richardson

Julie

The taxes have been paid current. The negative escrow balance is the total amount paid for taxes which is $9,087.44. Tax lines have been updated and are correct. The escrow analysis is handled in the escrow department.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:25 AM
To: Thorn, Ann; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson
Importance: High

No, I had to leave a message and she has not called back yet.

Michelle, has the tax issue been resolved? We need to have a response asap please.

Thanks,

Julie

From: Thorn, Ann
Sent: Thursday, July 10, 2008 7:27 AM
To: Mathis, Julie A.; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

did you talk to her?

Is the tax issue resolved and the system is correct?

From: Mathis, Julie A.
Sent: Wed 07/09/2008 01:32 PM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE [redacted] Richardson

I just left a msg for Ms. Richardson to call me so we can schedule time to dicuss the mod. We obviously need the below tax issue resolved first though.

Thanks,

Julie

From: Rogers, Savannah L.
Sent: Wednesday, July 09, 2008 2:25 PM
To: Thomas, Michelle M.
Cc: Mathis, Julie A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Can you explain why the escrow required from ANA1 8/08 was $10,031.70 yesterday and today the required amount shows $593.12? Will it be adjusting again? I need to verify this for the Mod terms before we call the mtgr today.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Wednesday, July 09, 2008 2:17 PM
To: Rogers, Savannah L.
Cc: Coker, Darlene; Beal, Pamela S.; Thorn, Ann; Lyman, Daryl W.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson
Importance: High

Savannah, please bring the file over.

thanks,

Julie

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 1:39 PM
To: Lyman, Daryl W.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

great

Julie, plesae call Richarson today and get documents out.

Ann Thorn, FVP
Washington Mutual

National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:38 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: Richardson

REDACTED

-Daryl

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 10:31 AM
To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted]chardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

---

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.

Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [illegible]ichardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [illegible]Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [illegible]Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [illegible] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible] Richardson

What is going on with the Mod?

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [illegible] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [illegible] Richardson

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM

To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

************Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: 0729942433 Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [illegible] Richardson >>
Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,

Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,

Sonya Springs

<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706

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Sonya.Springs@Wamu.net

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From: Kirby, Louise L.

Sent: Wednesday, June 25, 2008 12:02 PM

To: Lopez, Christina; Rogers, Savannah L.

Cc: Springs, Sonya E.

Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Miligation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina

Sent: Wednesday, June 25, 2008 9:16 AM

To: Rogers, Savannah L.

Cc: Kirby, Louise L.

Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson

Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann <ann.thorn@wamu.net>
Sent: Thursday, July 10, 2008 10:32 AM
To: Lyman, Daryl W. <daryl.lyman@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>
Cc: Mathis, Julie A. <julie.mathis@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Thursday, July 10, 2008 10:31 AM
To: Rogers, Savannah L.; Thorn, Ann
Cc: Mathis, Julie A.; Battaglia, Paul J.
Subject: RE: Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Rogers, Savannah L.
Sent: Thursday, July 10, 2008 6:17 AM
To: Thorn, Ann; Lyman, Daryl W.

Cc: Mathis, Julie A.
Subject: RE: [redacted] Richardson

REDACTED

Without the $100,000 corporate advance the Mod terms would be adjusted to the following:

Current UPB $533,455.31
Capitalized Amount $63,875.45
Delinquent Interest 07/07-08/08 $50,856.13
Escrow (Taxes) $9,680.56
Foreclosure Fees $3,338.76
New Modified UPB $597,330.76
1st payment date 9/1/08 $4,352.32
New P&I $4,267.58
New Escrow $84.74
Amortization term 480; Maturity term 342

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:41 AM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah, does this change your figures?

Thanks,

Julie

From: Thomas, Michelle M.
Sent: Thursday, July 10, 2008 8:39 AM
To: Mathis, Julie A.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Julie

The taxes have been paid current. The negative escrow balance is the total amount paid for taxes which is $9,087.44. Tax lines have been updated and are correct. The escrow analysis is handled in the escrow department.

Michelle M. Thomas

Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:25 AM
To: Thorn, Ann; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson
Importance: High

No, I had to leave a message and she has not called back yet.

Michelle, has the tax issue been resolved? We need to have a response asap please.

Thanks,

Julie

From: Thorn, Ann
Sent: Thursday, July 10, 2008 7:27 AM
To: Mathis, Julie A.; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

did you talk to her?

Is the tax issue resolved and the system is correct?

From: Mathis, Julie A.
Sent: Wed 07/09/2008 01:32 PM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

I just left a msg for Ms. Richardson to call me so we can schedule time to dicuss the mod. We obviously need the below tax issue resolved first though.

Thanks,

Julie

From: Rogers, Savannah L.
Sent: Wednesday, July 09, 2008 2:25 PM
To: Thomas, Michelle M.
Cc: Mathis, Julie A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Can you explain why the escrow required from ANA1 8/08 was $10,031.70 yesterday and today the required

amount shows $593.12? Will it be adjusting again? I need to verify this for the Mod terms before we call the mtgr today.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Wednesday, July 09, 2008 2:17 PM
To: Rogers, Savannah L.
Cc: Coker, Darlene; Beal, Pamela S.; Thorn, Ann; Lyman, Daryl W.; Battaglia, Paul J.
Subject: RE: Richardson
Importance: High

Savannah, please bring the file over.

thanks,

Julie

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 1:39 PM
To: Lyman, Daryl W.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: Richardson

great

Julie, plesae call Richarson today and get documents out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:38 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

-Daryl

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 10:31 AM
To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

---

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
I.S Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual

Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.

Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible]ichardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible]Richardson

What is going on with the Mod?

************Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.

Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [illegible] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.

Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept

should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4726 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Lyman, Daryl W. <daryl.lyman@wamu.net>
Sent: Thursday, July 10, 2008 10:31 AM
To: Rogers, Savannah L. <savannah.rogers@wamu.net>; Thorn, Ann <ann.thorn@wamu.net>
Cc: Mathis, Julie A. <julie.mathis@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Rogers, Savannah L.
Sent: Thursday, July 10, 2008 6:17 AM
To: Thorn, Ann; Lyman, Daryl W.
Cc: Mathis, Julie A.
Subject: RE: [redacted] Richardson

REDACTED

Without the $100,000 corporate advance the Mod terms would be adjusted to the following:

Current UPB $533,455.31
Capitalized Amount $63,875.45
Delinquent Interest 07/07-08/08 $50,856.13
Escrow (Taxes) $9,680.56
Foreclosure Fees $3,338.76
New Modified UPB $597,330.76
1st payment date 9/1/08 $4,352.32
New P&I $4,267.58
New Escrow $84.74
Amortization term 480; Maturity term 342

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937

Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:41 AM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah, does this change your figures?

Thanks,

Julie

From: Thomas, Michelle M.
Sent: Thursday, July 10, 2008 8:39 AM
To: Mathis, Julie A.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Julie

The taxes have been paid current. The negative escrow balance is the total amount paid for taxes which is $9,087.44. Tax lines have been updated and are correct. The escrow analysis is handled in the escrow department.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Mathis, Julie A.
Sent: Thursday, July 10, 2008 8:25 AM
To: Thorn, Ann; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted]Richardson
Importance: High

No, I had to leave a message and she has not called back yet.

Michelle, has the tax issue been resolved? We need to have a response asap please.

Thanks,

Julie

From: Thorn, Ann
Sent: Thursday, July 10, 2008 7:27 AM

To: Mathis, Julie A.; Thomas, Michelle M.; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

did you talk to her?

Is the tax issue resolved and the system is correct?

From: Mathis, Julie A.
Sent: Wed 07/09/2008 01:32 PM
To: Thomas, Michelle M.; Thorn, Ann; Lyman, Daryl W.
Cc: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

I just left a msg for Ms. Richardson to call me so we can schedule time to dicuss the mod. We obviously need the below tax issue resolved first though.

Thanks,

Julie

From: Rogers, Savannah L.
Sent: Wednesday, July 09, 2008 2:25 PM
To: Thomas, Michelle M.
Cc: Mathis, Julie A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Can you explain why the escrow required from ANA1 8/08 was $10,031.70 yesterday and today the required amount shows $593.12? Will it be adjusting again? I need to verify this for the Mod terms before we call the mtgr today.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Wednesday, July 09, 2008 2:17 PM
To: Rogers, Savannah L.
Cc: Coker, Darlene; Beal, Pamela S.; Thorn, Ann; Lyman, Daryl W.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson
Importance: High

Savannah, please bring the file over.

thanks,

Julie

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 1:39 PM
To: Lyman, Daryl W.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

great

Julie, plesae call Richarson today and get documents out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:38 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

-Daryl

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 10:31 AM
To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and

communicated to Richardson

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.

Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [illegible] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann

Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [illegible] Richardson >>
Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [illegible] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse

tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [illegible] Richardson

Savannah,

Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still

delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A. <julie.mathis@wamu.net>
Sent: Wednesday, July 9, 2008 2:17 PM
To: Rogers, Savannah L. <savannah.rogers@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>; Thorn, Ann <ann.thorn@wamu.net>; Lyman, Daryl W. <daryl.lyman@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: [redacted] Richardson

Savannah, please bring the file over.

thanks,

Julie

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 1:39 PM
To: Lyman, Daryl W.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

great

Julie, plesae call Richarson today and get documents out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:38 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

-Daryl

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 10:31 AM
To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
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For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
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Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
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From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: Richardson

Paul,

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
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Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

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Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
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Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal…….please clarify.

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:17 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE [illegible] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [illegible] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man

code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [illegible] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [illegible] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

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Direct fax 469 549 5978
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Sent: Wednesday, July 9, 2008 1:39 PM
To: Lyman, Daryl W. <daryl.lyman@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: [redacted] Richardson

great

Julie, plesae call Richarson today and get documents out.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

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Sent: Wednesday, July 09, 2008 1:38 PM
To: Thorn, Ann; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.; Battaglia, Paul J.
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REDACTED

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To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
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To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
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Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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Subject: RE: [redacted] Richardson

REDACTED

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REDACTED

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Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
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Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

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Subject: RE: [redacted] Richardson

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Thanks

Robert Pound
Washington Mutual
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Thank you.

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Subject: FW: [illegible] Richardson
Importance: High

Michelle,
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Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
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Washington Mutual
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Savannah

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Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [illegible] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Yes, you are correct.

Savannah Rogers

Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

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Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [illegible] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [illegible] Richardson

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
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Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM

To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.

Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.

Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [illegible] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7--conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation

(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [illegible] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [illegible] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Lyman, Daryl W. <daryl.lyman@wamu.net>
Sent: Wednesday, July 9, 2008 1:38 PM
To: Thorn, Ann <ann.thorn@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: RE: [redacted] Richardson

REDACTED

-Daryl

From: Thorn, Ann
Sent: Wednesday, July 09, 2008 10:31 AM
To: Lyman, Daryl W.; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

---

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell. [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

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Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

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Washington Mutual
National Asset Recovery Manager
904-462-2150

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From: Rogers, Savannah L.
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Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

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Homeownership Preservation
Washington Mutual
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Direct fax 469 549 5978

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Sent: Thursday, July 03, 2008 9:03 AM
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Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible]richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

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Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible]chardson

What is going on with the Mod?

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Ann Thorn, FVP
Washington Mutual
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To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

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Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

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Subject: FW: [illegible] richardson
Importance: High

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Cc: Beal, Pamela S.
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<< Message: RE [illegible] Richardson >>
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Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
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Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

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Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
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From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

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Washington Mutual
Toll Free 866 926 8937

Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

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Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann <ann.thorn@wamu.net>
Sent: Wednesday, July 9, 2008 1:31 PM
To: Lyman, Daryl W. <daryl.lyman@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Lyman, Daryl W.
Sent: Wednesday, July 09, 2008 1:24 PM
To: Thorn, Ann; Rogers, Savannah L.; Battaglia, Paul J.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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From: Thorn, Ann
Sent: Tuesday, July 08, 2008 5:44 AM
To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.

Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

---

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I

[redacted]

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.

Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

************Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann

Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible] Richardson

What is going on with the Mod?

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [illegible] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual

Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.

Subject: RE: [illegible] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Julie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [illegible] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
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From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

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Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY

LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

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Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

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Subject: RE: [redacted] Richardson

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Subject: RE: [redacted] Richardson

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Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

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LS Section Manager II
Tax Mitigation
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(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
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Subject: FW: [redacted] Richardson
Importance: High

Louise,
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Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

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Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Lyman, Daryl W. <daryl.lyman@wamu.net>
Sent: Wednesday, July 9, 2008 1:24 PM
To: Thorn, Ann <ann.thorn@wamu.net>; Rogers, Savannah L. <savannah.rogers@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>
Subject: RE: [redacted] Richardson

REDACTED

Daryl W. Lyman
First Vice President & Senior Counsel

Washington Mutual
Legal Department
1301 Second Avenue, WMC 3501
Seattle, WA 98101

206.500.4260 direct | 206.377.2784 fax
daryl.lyman@wamu.net

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To: Rogers, Savannah L.; Battaglia, Paul J.; Lyman, Daryl W.
Cc: Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] lichardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

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Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

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To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [illegible] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [illegible]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [illegible] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [illegible] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take

until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.

Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A., Beal, Pamela S., Rogers, Savannah L.
Subject: FW: [redacted] Richardson

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [redacted] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978

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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Julie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.

1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7--conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,

Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [illegible] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Martin T. McGuinn <[redacted]>
Sent: Tuesday, July 8, 2008 3:12 PM
To: Thorn, Ann <ann.thorn@wamu.net>; Brignac, Deborah P. <deborah.brignac@wamu.net>
Cc: Cook, Don <donald.cook@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>
Subject: FINAL VERSION OF RICHARDSON SETTLEMENT 7-8-08.pdf - Adobe Acrobat Professional
Attach: FINAL VERSION OF RICHARDSON SETTLEMENT 7-8-08.pdf

REDACTED

Martin T. McGuinn
Kirby & McGuinn, A P.C.
600 B Street, Ste. 1950
San Diego, CA 92101
mmcguinn[redacted]
Direct Dial: (619) 525-[redacted]
Direct Fax: (619) 525-[redacted]

In Compliance with the Fair Debt Collection Practices Act, 15 U.S.C. § 1692e(11):
THIS MESSAGE IS FROM A DEBT COLLECTOR.
ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This electronic message contains privileged or confidential information which is solely intended for the use of the addressee(s) listed as recipient(s). If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone at (619) 525-1659 or (619) 685-4000, and return the original message to Kirby & McGuinn, A P.C., 600 B Street, Ste. 1950, San Diego, CA 92101.

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement ("Agreement") is entered into as of June 18, 2008, by and between Washington Mutual Bank, , a federally chartered savings association ("WaMu"), California Reconveyance Company ("CRC"), James York ("York") and Red Rock Mortgage Inc. ("Red Rock"). York and Red Rock shall hereafter be collectively referred to as Red Rock. For purposes of this Agreement, the term "WaMu" shall also refer to all predecessors, successors, assigns and investors of WaMu, including, without limitation, any person or entity taking assignment of the Note and Deed of Trust originated by WaMu as described below, except as specifically identified herein. WaMu, CRC, York and Red Rock are at times referred to in this Agreement individually as a "Party" and, collectively, as the "Parties."

RECITALS

A. On or about January 4, 2007, WaMu made a loan to Laura Richardson, ("Richardson") evidenced by a promissory note in the sum of $535,001.00 (the "Note").

B. On or about January 4, 2007,, Richardson executed and delivered to WaMu a Deed of Trust (the "WaMu Deed of Trust") securing the real property located at 3622 West Curtis Drive, Sacramento, California 95818 ("the Property"). On or about January 10, 2007, the WaMu Deed of Trust was recorded in the County Recorder's Office for Sacramento County, California at Book 20070110, Page 1818.

C. Richardson became delinquent on the Note and on December 14, 2007, WaMu caused CRC to record a Notice of Default against the Property at Book 20071214, Page 358. Thereafter, CRC recorded a Notice of Sale on March 19, 2008 setting the original sale date for the Property on April 7, 2008 at Book 2008-0319, Page 352. CRC conducted a foreclosure sale on May 7, 2008, and Red Rock was the highest bidder at the sale. On or about May 19, 2008, Red Rock recorded a Trustees Deed Upon Sale, which was recorded, at Book 20080519, Page 0487 in the Official Records of the Sacramento County Recorder.

D. Prior to the foreclosure sale through which Red Rock claims title to the Property, WaMu claims it had agreed in writing to provide Richardson with a postponement of the foreclosure sale to June 4, 2008. Red Rock acknowledges that it received a copy of said letter after the foreclosure sale. WaMu and CRC contend that as a result of their purported agreement to postpone the foreclosure sale to June 4, 2008, CRC did not have the requisite legal authority to proceed with the foreclosure sale on May 7, 2008, and that the sale to Red Rock was invalid and could be rescinded. On June 2, 2008, CRC recorded a Notice of Rescission of Trustee's Deed Upon Sale at Book 20080602, Page 0885 in the Official Records of the Sacramento County Recorder.

E. Red Rock disagrees that CRC had the right to rescind the foreclosure sale conducted on May 7, 2008. Red Rock claims the foreclosure sale was final and that it was a bona fide purchaser for value and that it was not aware of the postponement issue until after May 7, 2008. On June 12, 2008, Red Rock filed a lawsuit in Sacramento County

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Superior Court under cause number 34-2008.00013081-CU-OR-GDS (the "Action") seeking, among other things, to quiet title to the Property in Red Rock's name.

F. The parties wish to resolve their differences and avoid further litigation over the nature and extent of WaMu's and CRC's rights to rescind the foreclosure sale conducted on May 7, 2008, to confirm title to the Property in favor of Richardson subject to the lien of WaMu, and to reimburse Red Rock for its out of pocket expenses related to the Property and incurred in the Action and any related claims for loss arising over the quieting of title to the Property and any claims Red Rock may have against WaMu, CRC, or their agents or employees related to the rescission of the Trustee's Deed Upon Sale to Red Rock, and any dispute over title to the Property prior, during and after the foreclosure sale conducted on May 7, 2008.

G. The Parties desire to rescind the effect of the foreclosure sale through this Agreement whereby WaMu will pay a settlement to Red Rock and Red Rock will execute and deliver to WaMu a quitclaim deed from Red Rock to Richardson. Red Rock further agrees that by executing this Agreement, it is disclaiming any interest in the Property.

H. The Parties desire to clarify and confirm how the title to the Property will be held, resolve their differences, and confirm their understanding of how the foreclosure sale will be rescinded. The parties are entering into this Agreement in order to avoid the costs and uncertainty of litigation and settle all alleged claims Red Rock has against WaMu or CRC, known and unknown arising from the May 7, 2008 foreclosure sale and the rescission of the foreclosure sale and restoration of the viability of the Note and WaMu's Deed of Trust against the Property.

AGREEMENT

The Parties, on behalf of themselves and on behalf of their respective principals, officers, directors, investors, parents, affiliates, employees, trustees, attorneys, agents, predecessors and successors, and on behalf of all other nonparties, in consideration of the promises set forth below, agree as follows:

1. OBLIGATIONS OF WaMu AND CRC.

1.1. WaMu agrees to pay the sum of $100,000.00 to Red Rock upon the execution of the Agreement by all Parties. The sum of $100,000.00 includes sums to reimburse Red Rock for any out of pocket expenses it has incurred related to the Property, any interest on the funds paid by Red Rock at the foreclosure sale on May 7, 2008, Red Rock's anticipated profits on the resale of the Property and any legal fees incurred by Red Rock prior to and after the Action was filed.

1.2. WaMu, contemporaneously with the payment of the sum of $100,000.00, shall also return the sum of $388,000.01 paid by Red Rock at the foreclosure sale conducted on May 7, 2008.

1.3. WaMu and CRC agree to execute this Agreement and be bound by the terms of the Agreement.

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2. Obligations of Red Rock and York under this Agreement.

2.1. Red Rock agrees to be bound by the terms of this Agreement and execute the Agreement.

2.2. Red Rock agrees to accept the sum of $100,000.00, plus the return of the $388,000.01 paid at the foreclosure sale on May 7, 2008.

2.3. Upon execution of the Agreement Red Rock also agrees to contemporaneously execute a quitclaim deed in recordable form for the Property to Richardson in the form attached hereto and incorporated herein by reference as Exhibit A.

2.4. Red Rock warrants and represents that it has not encumbered or transferred the Property to any third party after May 7, 2008 to, and including, the date of the execution of this Agreement.

2.5. Red Rock shall immediately file a dismissal of the Action with prejudice.

2.6. Red Rock will deliver with its signatures to this Agreement all sets of the keys to the Property in its possession or control.

3. Release of All Claims.

3.1. Upon execution of this Agreement by the Parties, and performance of all acts required to be done by each of them under this Agreement, the Parties release each other and all who acted in concert or participation with them, their officers, directors, employees, agents, attorneys, investors, predecessors, successors, assigns, parents, affiliates, and all others (the "Related Parties") from and against all claims, causes of action, liabilities, demands, obligations, damages, costs, expenses, and attorneys' fees, of whatever kind or nature, whether known or unknown, whether accrued or not yet accrued, based on, arising out of, or relating to the foreclosure sale of May 7, 2008, the delivery of the Trustee's Deed from CRC to the Red Rock on or about May 19, 2008, all claims alleged in the Action, and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the foreclosure sale of May 7, 2008, and the rescission of the Trustees Deed Upon Sale by CRC.

3.2. In consideration of this Agreement, the Parties further waive and will not assert against the Related Parties, any claim, counterclaim, defense, offset, action, or cause of action under common law or any federal or state statute, rule, or regulation, that the Parties may have prior to the date of this Agreement, based on, arising out of, or relating to the foreclosure sale of May 7, 2008, and the delivery of the Trustee's Deed from CRC to Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock at the May 7, 2008 foreclosure sale and the rescission of the Trustees Deed Upon Sale by CRC.

4. Waiver of California Civil Code Section 1542.

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4.1. It is the intention of the Parties to this Agreement that this Agreement shall be effective as a full and complete release of each and every claim that the Parties may have against each other and the Released Parties based on, arising out of, or relating to the foreclosure sale of May 7, 2008, the delivery of the Deed from CRC to the Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock and the rescission of the Trustees Deed Upon Sale by CRC, with the exception of obligations created under this Agreement.

4.2. The Parties acknowledge each of them have been advised, and is familiar with, Section 1542 of the California Civil Code, which provides 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.**

_____ _____ _____
(York Red Rock WMB CRC

4.3. The Parties waive and release any right, claim, or benefit which each of them now has or may have under Civil Code Section 1542 to the full extent that each of them may lawfully waive all such rights and benefits in connection with the claims released in the Agreement.

5. Time of the Essence. The Parties agree time is of the essence in the Agreement.

6. Assumption of Risk. Each Party expressly elects to assume all risks arising prior to this Agreement based on, arising out of, or relating to the foreclosure sale of May 7, 2008 and the delivery of the Deed from CRC to the Red Rock on or about May 19, 2008, including, but not limited to, all claims alleged in the Action and any claims of loss or reimbursement of expenses or legal fees, including interest on said sums, arising out of or relating to the purchase of the Property by Red Rock at the foreclosure sale of May 7, 2008 and the rescission of the Trustees Deed Upon Sale by CRC.

6.1. Each Party fully understands that the facts upon which this Agreement is executed may be found hereafter to be other than or different from the facts now believed by them and their attorneys (if any) to be true, and expressly accept to assume the risks of such possible differences and facts and agree that the Agreement shall remain effective notwithstanding any such difference in facts.

7. Governing Law. This Agreement is made and entered into in the State of California and shall be enforced and governed by the laws of the State of California.

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8. No Admission of Liability. This Agreement is entered into solely as a settlement and compromise of disputed claims; this Agreement shall not be deemed to constitute an admission of guilt or liability by any Party.

9. Drafting Ambiguities. The terms of this Agreement are contractual in nature and are not merely recitals. This Agreement shall not be construed in favor of or against any Party to this Agreement, but shall be construed as if all Parties prepared the Agreement. If any term, provision, covenant, or condition to this Agreement is determined by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated, unless such invalid, void or unenforceable provision is determined to be material to this Agreement.

10. Entire Agreement. This Agreement, and all prior or contemporaneous agreements, understandings, representations and statements, whether oral or written, and whether by a Party or a Party's legal counsel, are merged herein. No modification, waiver, amendment, discharge, or change of this Agreement shall be valid unless the same is in writing and signed by all Parties hereto. This Agreement constitutes the entire Agreement between the Parties as to the subject matter contained in this Agreement.

11. Warranty of No Sale or Assignment. All Parties to this Agreement represent, agree, and warrant to each other that each has not sold, assigned, or otherwise transferred in any manner to any person or entity, any rights, duties, obligations, claims, causes of action or other interests which are the subject matter of this Agreement, either in whole or in part, and each agrees to indemnify and hold harmless each other from and against all claims of every nature whatsoever which are based on or arise out of or in any way relate to any such sale, assignment, or transfer.

12. Execution of Other Documents. The Parties agree to execute and deliver any and all further documents and shall do all acts which may be necessary and appropriate to fully implement the provisions of this Agreement within the time required by this Agreement.

13. Enforcement of the Agreement. In the event that any Party brings any action or proceeding against the other for the recovery of any sum due pursuant to this Agreement, or due to any provision of this Agreement, or for any other relief, declaratory or otherwise, including appeal, the prevailing Party in each such action or proceeding shall recover its reasonable attorneys' fees and all costs from other Party to the action or proceeding, and that the right to reasonable attorneys' fees and costs shall be enforceable whether or not the actual proceeding is prosecuted to final judgment.

14. Authority to Execute Agreement. Each individual signing this Agreement warrants and represents that the individual has full authority to execute the Agreement on behalf of the Party on whose behalf the individual signs.

15. Counterparts. This Agreement may be executed in counterparts, and the counterparts shall constitute one and the same document.

16. Costs and Attorneys' Fees. The Parties agree that they shall be responsible for their own respective costs and attorneys' fees in connection with the drafting and

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negotiation of this Agreement, except as the parties may otherwise agree in a separate writing.

17. Venue. Should any dispute arise between the Parties as to the meaning and interpretation of this Agreement or should any of the parties be required to take legal action to enforce the terms of this Agreement, venue for any dispute shall be in Sacramento County, California.

18. Attorney Review. The Parties hereby represent and warrant and in executing this Agreement, that they have relied upon legal advice from an attorney of their choice; that the terms of this Agreement have been read and its consequences have been completely explained to them by that attorney, and that they fully understand the terms of this Agreement. The Parties further represent and warrant that in executing this Agreement, they have not relied on any inducements, promises or representations made by the other party or any person serving another party.

19. Survivability of Agreement. Any and all executory provisions under the Agreement and the documents referred to herein shall survive consummation of the Agreement and shall continue in full force and effect until fully performed and satisfied.

20. Notices. All notices under the Agreement shall be in writing and shall be deemed effective on the date of delivery (if delivered personally and a receipt obtained therefore), or on the third calendar day after mailing if mailed by first-class mail, registered or certified, postage prepaid, and shall be addressed as follows or as may be amended by written communication pursuant to this paragraph:

Washington Mutual Bank
California Reconveyance Company
c/o Martin McGuinn
Kirby & McGuinn A P.C.
600 B Street, Suite 1950
San Diego, CA 92101
Telephone: (619) 525-1659
Facsimile: (619) 525-1669

Washington Mutual Bank
California Reconveyance Company
Attn.: Paul Battaglia
1301 Second Avenue, WaMuT 3501
Seattle, WA 98101
Telephone: (206) 500-4261
Facsimile: (206) 377-2784

Red Rock Mortgage Inc.
James York
c/o Thomas B. Sheridan
Wagner Kirkman Blaine
Klomparens & Youmans LLC
10640 Mather Blvd., Suite 200l
Mather, CA 956554
Telephone: (916) 920-5286
Facsimile: (916) 920-8608

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21. Other Agreements with WaMu or CRC. Nothing contained herein shall effect, amend or modify any provision of any checking account, savings account, loan agreement, deed of trust, mortgage or any other contract or agreement between Red Rock or York and WaMu or CRC except as expressly set forth herein.

22. Taxes. WaMu makes no representation or warranty as to effect of this Agreement upon Red Rock's liabilities pursuant to federal, state or local tax laws, including, but not limited to, real property taxes or regulations. Red Rock acknowledges that any and all tax consequences of this Agreement are their sole responsibility.

23. Confidentiality. This Agreement and its terms as recited herein are and shall be treated as strictly confidential so that no Party, nor his, her, or its counsel may disclose the fact or the terms of, or the negotiation or circumstances surrounding the negotiation of, this Agreement to anyone, except with respect to any disclosure necessary to record any document with the Sacramento County Recorder; to an insurer for purposes of obtaining insurance; or to a tax preparer/accountant for tax or financial reporting purposes (however, upon disclosure for such tax or financial reporting purposes, the person making the disclosure shall advise the person to whom disclosure is made of this confidentiality provision). A Party may disclose the fact and terms of this Agreement in order to satisfy disclosure or reporting requirements imposed by law or to enforce the terms of this Agreement. In response to any inquiry by a non-party to this Agreement concerning the Agreement, the terms of this Agreement, the negotiation or circumstances surrounding the negotiation of this Agreement, whether such inquiry is formal, at a deposition, in any proceeding, or otherwise, a Party or counsel may respond only that the Action was resolved to the satisfaction of all Parties. Furthermore, the Parties and their respective counsel agree that they will not discuss with or disclose to any non-party to this Agreement the facts, circumstances and documents relating, giving rise to or alleged in the Action, except as may be required to be provided in connection with testimony under oath by judicial process, or as required by law. Breach or the threatened breach of this confidentiality clause shall entitle the non-breaching party to seek any remedy available under the law, including injunctive relief and/or damages. Any other provision of this paragraph notwithstanding, Red Rock is authorized to: (i) file a dismissal with prejudice in the Sacramento Superior Court, such as it is a part of the record in the Action and available for public inspection; and (ii) disclose the amounts received and all other terms of this settlement in connection with reporting and accounting requirements under the Internal Revenue Code.

I CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE ENTIRE AGREEMENT

WASHINGTON MUTUAL BANK

By:_____
Its:_____

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CALIFORNIA RECONVEYANCE COMPANY

By:_____
Deborah Brignac
Its:_____Vice President

RED ROCK MORTGAGE INC.

By:_____
James York, President

_____
James York

JPMC - 002052
CONFIDENTIAL
CSOC.RICH.003541

From: Thorn, Ann <ann.thorn@wamu.net>
Sent: Tuesday, July 8, 2008 8:44 AM
To: Rogers, Savannah L. <savannah.rogers@wamu.net>; Battaglia, Paul J. <paul.battaglia@wamu.net>; Lyman, Daryl W. <daryl.lyman@wamu.net>
Cc: Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: 414-418-8174

For Internal Use Only

From: Rogers, Savannah L.
Sent: Tuesday, July 08, 2008 8:42 AM
To: Battaglia, Paul J.
Cc: Thorn, Ann; Coker, Darlene; Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

Paul,

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

---

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene [redacted]
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have

been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

************Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [illegible] Richardson

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [redacted] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.

Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [illegible] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop –7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,

Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.

Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale

which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Rogers, Savannah L. <savannah.rogers@wamu.net>
Sent: Tuesday, July 8, 2008 8:42 AM
To: Battaglia, Paul J. <paul.battaglia@wamu.net>
Cc: Thorn, Ann <ann.thorn@wamu.net>; Coker, Darlene <darlene.coker@wamu.net>; Mathis, Julie A. <julie.mathis@wamu.net>; Beal, Pamela S. <pamela.beal@wamu.net>
Subject: RE: [redacted] Richardson

Paul,

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 6:12 PM
To: Thomas, Michelle M.; Pound, Robert A.; Rogers, Savannah L.
Cc: Coker, Darlene; Mathis, Julie A.
Subject: RE: [redacted] Richardson

thank you for your help.

Savannah, let's get our part done tomorrow and get copies of new documents out and communicated to Richardson

From: Thomas, Michelle M.
Sent: Mon 07/07/2008 05:00 PM
To: Thorn, Ann; Pound, Robert A.
Cc: Coker, Darlene
Subject: RE: [redacted] Richardson

Done

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Thorn, Ann
Sent: Monday, July 07, 2008 5:33 PM
To: Pound, Robert A.
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Remove the stop and pay the taxes

From: Pound, Robert A.
Sent: Mon 07/07/2008 04:16 PM
To: Thorn, Ann
Cc: Coker, Darlene; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann,

In regards to your request, we have reached out to several people to have the disbursement stop 1 removed and have been unsuccessful. If you give me permission to remove the stop, we will be able to disburse taxes.

Thanks

Robert Pound
Washington Mutual
LS Section Manager I
843-673-4007

From: Thorn, Ann
Sent: Monday, July 07, 2008 3:50 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [illegible]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [illegible] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

Hi Michelle,
Can you give us an idea on how long it will take for the escrow to appear? Can this be done today or will it take until Monday to see the changes in the system?

Thank you very much-

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Ok, that is probably going to be a problem.....

What are the new numbers and what changes are being made? Paul, fyi.....

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation

Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to **904-462-2150***

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [illegible] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [illegible] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.

Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net
<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.

Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,
Sonya Springs
<< OLE Object: Picture (Metafile) >>
Tax Mitigation Specialist, Senior
Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7--conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.

Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [redacted] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Monday, July 07, 2008 3:49:35 PM
To: Rogers, Savannah L.; Thomas, Michelle M.
CC: Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.; Coker, Darlene
Subject: RE: [redacted] Richardson

Michelle, can you please get this changed today as this is a highly escalated matter.
Thank you.

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
office: 904-462-2150
cell: [redacted]

For Internal Use Only

From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:39 PM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson
Importance: High

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [illegible] Richardson

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible] Richardson

What is going on with the Mod?

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [illegible] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [illegible] Richardson

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [redacted] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.

Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

sonya.springs@wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya F.
Subject: RE: [redacted] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [illegible] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7—conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [illegible] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
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Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [illegible] Richardson
Importance: [illegible]

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale

which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Monday, July 07, 2008 3:38:34 PM
To: Thomas, Michelle M.
CC: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: FW: [redacted] Richardson

Attachments: Picture (Metafile)

Michelle,
Please request the disbursement stop be removed so we can get this file out immediately. Ann Thorn is requesting we escalate this issue... in case you are not getting a response.

Please let us know this has been taken care of so Loss Mit can proceed.

Thank you,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:51 AM
To: Rogers, Savannah L.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

TheEliteGroup
BE RECOGNIZED

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual

Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [redacted] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [illegible] Richardson

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [illegible] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [illegible] Richardson
Importance: High

Can you change back to presale stop code

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [illegible] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed?

That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ok with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Jullie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.

Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM
To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [redacted] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [illegible] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7–conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise J
Subject: FW: Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Bartoces, Leah
Sent: Monday, July 07, 2008 2:20:05 PM
To: Battaglia, Paul J.
Subject: FW: [redacted] - Richardson, Laura / TC# [redacted]

Attachments: Picture (Metafile)

REDACTED

Thanks!

Leah Bartoces
Washington Mutual
1301 2nd Avenue, WMC3501
Seattle, WA 98101

206.500.4262 direct
206.377.2784 fax
leah.bartoces@wamu.net

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From: GM Paralegal Support
Sent: Thursday, July 03, 2008 9:30 AM
To: Bartoces, Leah
Subject: FW: [redacted] - Richardson, Laura / TC# [redacted]

Hi Leah,

REDACTED

Please advise.

Thank you,
Sophia H Dahbashi
Research Support Analyst I
Legal Department Business Planning and Operations

Washington Mutual
9200 Oakdale St., N110214
Chatsworth, CA 91311

818.775.6867, direct. 818.775.7550 fax.
Farnaz.HossainDahbashi@wamu.net

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From: McNeil, Veronica
Sent: Thursday, July 03, 2008 6:44 AM
To: Thomas, Michelle M.; Dahbashi, Sophia
Cc: Pound, Robert A.
Subject: RE: [redacted]

Good Morning,

I didn't put the stop there manually therefore I can't remove it. The stop was place once the F/C workstations were updated to reflect a 3rd party sale on this property which at that time was a man code R. It has since rescinded now man code W. so it is no longer in my area. We process payments for this particular man code, but we don't remove stops.

Also if you read the notes on the loan you will see:

06/12/08 18:14:36 JAW FROM MEM1:
PLEASE CONTACT SOPHIA DAHBASHI IN LEGAL @
818-775-6867 PRIOR TO PROCESSING ANY ACTION ON
THIS LOAN OR CONTACTING/SPEAKINGWITH THE
BORROWER. PHONE # IS FOR INTERNAL USE ONLY [redacted]
[redacted]

This might be your first stop. Sorry I couldn't help you with removing the stop.

Hope this was helpful to you.

Sophia,
Can you assit Michelle with her questions?

You all have a safe a wondeful Holiday weekend.....

Ms. Veronica Sowell-McNeil
LS Cashiering Rep II
Cash Operations
Foreclosure-LMIT
Mail Stop JAXB2007

Fax: (904) 886 1646
Direct: 904-462[illegible]

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---

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 9:24 AM
To: McNeil, Veronica
Cc: Pound, Robert A.
Subject: [illegible]
Importance: High

Veronica

Is it possible for you to remove the disbursement stop 1 from the above referenced loan number, in order that we may disburse tax payments? If so, please do so as soon as possible.

Thank you in advance.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

TheEliteGroup
BE RECOGNIZED

From: Thomas, Michelle M.
Sent: Thursday, July 03, 2008 10:50:30 AM
To: Rogers, Savannah L.
CC: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.; Pound, Robert A.
Subject: RE: [illegible] Richardson

Savannah

There is now a disbursement stop 1 preventing me from disbursing these taxes. I am attempting to contact the appropriate person to have that stop removed. Also California tax offices are adding redemption amounts to their tax roll. I have to verify with them the new amount to be paid for the month of July after it becomes available.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [illegible] Richardson

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM

To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [illegible] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.

Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [redacted] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [redacted] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ck with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Please see tax notes on the above reference loan number indicating I will not be able to disburse tax payment until the foreclosure stop 7 has been removed. I will monitor the account for the removal of the foreclosure stop.

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 9:57 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; 'Julie.Mathis@wamu.net'
Cc: Springs, Sonya E.; Pound, Robert A.
Subject: RE: [redacted] Richardson

Michelle M. Thomas
Real Estate Tax Associate Sr.
1-800-353-3860 ext. 4726
email: michelle.m.thomas@wamu.net

<< OLE Object: Picture (Metafile) >>

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:27 PM
To: Thomas, Michelle M.
Subject: FW: [redacted] Richardson

Michelle,

I am copying you on this email so you can respond to the original parties on the email.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

"The information above shall be treated as confidential and is intended solely for the named recipient(s). Without Washington Mutual's prior written consent, this information shall not be disclosed to any person other than an officer or employee of the recipient(s) company with a need to know the information. If you are not the intended recipient(s), any review, dissemination, distribution, disclosure, or copying of this message is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail, and delete the original message."

Please refer to tax notes dated 06-26-08. I will not be able to disburse tax payment for the delinquent taxes until the foreclosure stop =7 is removed. I will monitor account for the removal of the stop.

From: Pound, Robert A.
Sent: Wednesday, June 25, 2008 2:23 PM

To: Springs, Sonya E.; Morris, Linda
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

I have reassigned this to Michelle Thomas. But until the FCL Stop 7 is removed she will not be able to pay taxes.

Robert Pound

From: Springs, Sonya E.
Sent: Wednesday, June 25, 2008 2:08 PM
To: Morris, Linda
Cc: Pound, Robert A.; Kirby, Louise L.
Subject: RE: [illegible] Richardson
Importance: High

Louise,
There is already a NON123 task open and its assigned to Linda Morris.

Linda,
Can you go ahead and research this loan? Then e-mail a response to the all parties the e-mail below.

Thanks,

Sonya Springs
<< OLE Object: Picture (Metafile) >>

Tax Mitigation Specialist, Senior

Phone (843)673-3706
Fax (843) 673-4728
Mailstop FSC0211

Sonya.Springs@Wamu.net

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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 12:02 PM
To: Lopez, Christina; Rogers, Savannah L.
Cc: Springs, Sonya E.
Subject: RE: [illegible] Richardson

Sonya,
Please assign this account to someone on the non/esc team to follow up and respond to Savannah and Christina.

Thanks.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Lopez, Christina
Sent: Wednesday, June 25, 2008 9:16 AM
To: Rogers, Savannah L.
Cc: Kirby, Louise L.
Subject: RE: [illegible] Richardson

Louise,

Loss Mit only blocks taxes on short sales. This is not a short sale and it doesn't appear that we placed the disbursement stop. Per SAF1, processor EDC placed the block on there on 5/14/08. It appears her name is Veronica McNeil-Ellis. Can you check with her to determine if the block can be removed?

Thanks

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:56 AM
To: Lopez, Christina
Cc: Kirby, Louise L.
Subject: RE: [redacted] Richardson

Chrissy,
This fc sale was rescinded...what should I do to get this moving? Do you know if the fc dept should remove their stops?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Kirby, Louise L.
Sent: Wednesday, June 25, 2008 8:50 AM
To: Rogers, Savannah L.
Subject: RE: [redacted] Richardson

Savannah,
Per instructions we have received by Christina Lopez dated 12/3/07, we cannot disburse tax if the man code is "w" with disbursement stop 1.

So with the codes that are on the account now, we are not able to pay any tax payments.

Also there is a foreclosure code 7--conveyed, which also prevents us from paying.

LOUISE KIRBY
LS Section Manager II
Tax Mitigation
(843) 673-4737 (phone)
(843) 673-4728 (fax)

From: Rogers, Savannah L.
Sent: Wednesday, June 25, 2008 8:35 AM
To: Kirby, Louise L.
Subject: FW: [redacted] Richardson
Importance: High

Louise,
Management is requesting we get this Mod out asap. I just want to make sure I asked the right person (Wonza) to help me set up the escrow - property taxes are delinquent. There is a note on the loan from 5/20/08 saying the taxes were not going to be paid because of the mancode. Now that the mancode is W - can this be taken care of? Do you have a timeframe for completion so I can let managament know?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
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From: Rogers, Savannah L.
Sent: Tuesday, June 24, 2008 9:39 AM
To: Johnson, Wonza L.
Cc: Haywood, Oriska S.; Mathis, Julie A.
Subject: [illegible] Richardson
Importance: High

Hi Wonza,
There were two checks returned 4/21/08 for delinquent property taxes $8109.81 + $405.49. This loan went to fc sale which has been rescinded and we will be modifying this loan. Who can send the task to set up the escrow for these taxes and possibly research if those taxes are still delinquent since the checks came back from Sacramento County?

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:50:23 AM
To: Battaglia, Paul J.
Subject: RE: [redacted] Richardson

REDACTED

**********Please note my phone number has changed to **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 10:38 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Battaglia, Paul J.; Beal, Pamela S.; Mathis, Julie A.
Subject: FW: [redacted] Richardson

REDACTED

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 10:19 AM
To: Rogers, Savannah L.; Battaglia, Paul J.
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

REDACTED

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 9:50 AM
To: Thorn, Ann
Cc: Beal, Pamela S.; Mathis, Julie A.
Subject: RE: [redacted] Richardson

Yes, you are correct.

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 9:03 AM
To: Rogers, Savannah L.; Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [illegible] Richardson
Importance: High

Ok, I need to understand something. We already talked to Richardson and told her the terms of the Modification as I understood. Then we realized taxes/insurance were not paid by Red Rock and now need to pay 2-3 weeks later and get back to her with new figures? Is that the case?

I need to understand this because it is my impression that Richardson thinks she has a new deal.....please clarify.

************Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:56 AM
To: Thorn, Ann
Cc: Mathis, Julie A.; Beal, Pamela S.; Thomas, Michelle M.
Subject: RE: [illegible] Richardson

Ann.
Once the taxes are disbursed and the escrow is set up I will work up the Modification terms. We will contact the mortgagor to verify the terms and have the documents sent.

Thanks,

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Thursday, July 03, 2008 8:47 AM
To: Rogers, Savannah L.; Thomas, Michelle M.
Cc: Mathis, Julie A.; Beal, Pamela S.
Subject: RE: [illegible] Richardson

What is going on with the Mod?

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Rogers, Savannah L.
Sent: Thursday, July 03, 2008 8:36 AM
To: Thomas, Michelle M.
Cc: Thorn, Ann; Mathis, Julie A.; Beal, Pamela S.
Subject: FW: [redacted] Richardson

Hi Michelle,
Please see below, the foeclosure stop 7 has been removed. Please disburse the tax payment so we can proceed with the Mod.

Thanks

Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 3:39 PM
To: Mathis, Julie A.; Beal, Pamela S.; Rogers, Savannah L.
Subject: FW: [redacted] Richardson

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Boulton, Elizabeth A.
Sent: Wednesday, July 02, 2008 3:37 PM
To: Thorn, Ann
Subject: RE: [redacted] Richardson

Done.

Thank you,

Beth

From: Thorn, Ann
Sent: Wednesday, July 02, 2008 1:01 PM
To: Boulton, Elizabeth A.
Subject: FW: [redacted] Richardson
Importance: High

Can you change back to presale stop code

***********Please note my phone number has changed to* **904-462-2150**

Ann Thorn, FVP
Washington Mutual
National Asset Recovery Manager
904-462-2150

For Internal Use Only

From: Mathis, Julie A.
Sent: Wednesday, July 02, 2008 12:01 PM
To: Thorn, Ann
Cc: Rogers, Savannah L.; Beal, Pamela S.
Subject: FW: [redacted] Richardson
Importance: High

Ann, do you know how we can have the FC stop 7 removed?

From: Rogers, Savannah L.
Sent: Wednesday, July 02, 2008 10:57 AM
To: Mathis, Julie A.
Cc: Beal, Pamela S.
Subject: RE: [redacted] Richardson

I sent an email to Chrissy 6/26/08 but didn't hear anything back. Do you know how/when the fc stop 7 will be removed? That is preventing us from getting the taxes disbursed and escrow set up.

<< Message: RE: [redacted] Richardson >>
Thank you,
Savannah Rogers
Homeownership Preservation
Washington Mutual
Toll Free 866 926 8937
Direct fax 469 549 5978
This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

From: Mathis, Julie A.
Sent: Tuesday, July 01, 2008 9:20 PM
To: Rogers, Savannah L.
Cc: Beal, Pamela S.
Subject: FW: [redacted] Richardson

Are we ck with this one?

Thanks!

Julie

From: Thomas, Michelle M.
Sent: Thursday, June 26, 2008 11:03 AM
To: Rogers, Savannah L.; Lopez, Christina; Haywood, Oriska S.; Mathis, Julie A.
Cc: Springs, Sonya E.; Pound, Robert A.

House Report 111-523
Continued in Book 3