

# MORTGAGE PARTNERSHIP FINANCE® PROGRAM

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Nationstar Mortgage LLC  
Concurrent Servicing Sale Manual  
for MPF® Government MBS Mortgages  
(Servicing Released Option)

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## TABLE OF CONTENTS

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### Table of Contents

CHAPTER 1	OVERVIEW .....	1
1.1	Organization of the Manual .....	1
1.2	Updates to Manual .....	1
CHAPTER 2	PFI APPROVAL .....	2
2.1	New PFI .....	2
2.2	Existing PFI .....	2
CHAPTER 3	INDICATIVE SERVICING RELEASED PREMIUM (“SRP”) RATE AND FEE SCHEDULE .....	3
3.1	Delivery Commitment .....	3
CHAPTER 4	MORTGAGE ORIGINATION AND PURCHASE .....	4
4.1	Origination .....	4
4.2	Nationstar Origination and Eligibility Requirements .....	4
4.2.1	Nationstar Origination Requirements .....	4
4.2.2	Eligible Mortgages .....	5
4.3	RESPA Requirements .....	5
4.4	Purchase of Mortgage Loans by the MPF Provider .....	6
4.5	Daily Report of Sold and Rejected Mortgages; RESPA Notice for Rejected Mortgages .....	6
CHAPTER 5	DOCUMENT CUSTODY .....	8
5.1	MPF Program Custodian .....	8
5.2	Loan Custodial File Label .....	8
5.3	Endorsements, Assignments and MERS .....	8
5.4	Certification with the MPF Program Custodian .....	9
5.5	Selling PFI Document Access .....	9
CHAPTER 6	SERVICING TRANSFER PROVISIONS .....	11
6.1	Electronic Servicing File Delivery Time Frame and Stacking Order .....	11
6.2	Electronic Servicing File Delivery Procedures .....	11
6.2.1	Images .....	11
6.3	Review and Acceptance of the Electronic Servicing File .....	11
6.4	Servicing Released Premium or SRP Payment .....	12
6.4.1	Payment of SRP .....	12
6.4.2	Purchase Price Refund, Rebate or Adjustment .....	13
6.5	Other Fees and Costs and Expenses for Transferring Servicing .....	13
6.6	Unreimbursed Servicing Expenses .....	14
6.7	Escrow Funds .....	14
6.8	Property Taxes and Other Charges .....	14
6.9	Hazard and Flood Insurance .....	15
6.9.1	Mortgagee Clause .....	15
6.9.2	Tax and Flood Service Contracts .....	15

## TABLE OF CONTENTS

---

6.10	Recorded/Final Documents .....	16
6.11	Supplementary Information .....	16
CHAPTER 7	OTHER SELLING PFI RESPONSIBILITIES .....	17
7.1	Regulatory Requirements .....	17
7.2	MPF Quality Control.....	17
7.3	Selling PFI Quality Control.....	17
7.4	Reporting Servicer and Holder to the Government Agency .....	17
CHAPTER 8	DEFECTS AND REMEDIES.....	18
8.1	Notice of Repurchase Demand .....	18
8.2	Cooperation .....	18
8.3	Repurchases of Mortgage Loans and Loan Servicing Rights .....	18
8.3.1	Agency Repurchase.....	18
8.3.2	Uncured Document Exceptions .....	19
8.3.3	Defective Servicing Rights.....	19
8.4	Completion of Repurchase .....	20
8.5	Excluded or Rejected Mortgage Loans .....	20
8.6	Repurchase Deficiency Amount.....	21
8.7	Set-off Against Holdback Funds .....	21
CHAPTER 9	SERVICING .....	22
9.1	General Servicing .....	22
9.2	Customer Service .....	22
9.3	Servicing Fees.....	22
9.4	Payment Statement .....	22
9.5	Payment Processing.....	22
9.6	Custodial Account Management .....	22
9.7	Escrow Account Management.....	23
9.8	Default Management.....	23
DEFINITIONS:	24	
TABLE OF CONTENT - EXHIBITS .....		26
EXHIBIT 1	SELLING PFI INFORMATION .....	27
EXHIBIT 2	SERVICING RELEASED PREMIUM/PRICING SCHEDULE.....	28
EXHIBIT 3	FIRST PAYMENT LETTER .....	29
EXHIBIT 4	ELECTRONIC SERVICING FILE CHECKLIST .....	31
EXHIBIT 5	NATIONSTAR CONTACT INFORMATION .....	33
EXHIBIT 6	DAILY SALE AND REJECTION REPORT .....	35
EXHIBIT 7	NATIONSTAR GOODBYE LETTER .....	36
EXHIBIT 8	TAX INFORMATION SHEET .....	39
EXHIBIT 9	MORTGAGEE LETTER FOR INSURANCE (SAMPLE) .....	40
EXHIBIT 10	RECORDED/FINAL DOCUMENTS CHECKLIST.....	41
EXHIBIT 11	TAX BILL AUTHORIZATION.....	42

## Chapter 1 OVERVIEW

The MPF Program “concurrent sale” servicing released structure (the “Servicing Released Option”) with Nationstar Mortgage LLC (“Nationstar”) involves the sale of mortgage loans by a Participating Financial Institution (the “PFI” or “Selling PFI”) to the Federal Home Loan Bank of Chicago (“FHLBC” or the “MPF Provider”), under the MPF Government MBS product. The sale of the related Loan Servicing Rights to Nationstar as servicer occurs pursuant to a MPF Government MBS Concurrent Sale Master Commitment (“MC”) (“Concurrent Sale MC”). MPF Government MBS mortgages are subsequently pooled into Ginnie Mae mortgage-backed securities. The Selling PFI shall remain liable for origination representations and warranties made on the mortgages arising under the Participating Financial Institution Agreement (the “PFI Agreement”) entered into between the Selling PFI and the MPF Bank that offers the MPF Government MBS product on a servicing released basis pursuant to a Concurrent Sale MC.

In order to participate in concurrent servicing sale transactions under this servicing released option, the Selling PFI must enter into and sign a Flow Loan Servicing Rights Purchase and Sale Agreement (the “PFI Servicing Sale Agreement”) with Nationstar. Pursuant to Section 2.2 thereof, this Manual is incorporated and made a part of the PFI Servicing Sale Agreement. Pursuant to the PFI Servicing Sale Agreement and this Manual, the Selling PFI (as the Seller thereunder) will sell to Nationstar (as the Purchaser thereunder) the Loan Servicing Rights for the Mortgage Loans sold to the FHLBC in accordance with the PFI Agreement and the MPF Guides (as defined below in Chapter 1.1 hereof).

Prior to delivering any Mortgage Loans under this Servicing Released Option, the Selling PFI must provide to the MPF Bank the Selling PFI Information set forth in Exhibit 1 hereto.

### 1.1 Organization of the Manual

With respect to the sale of Mortgage Loans, the Selling PFI must comply with all provisions of the MPF Guides, applicable Agency Guides, the PFI Agreement, PFI Servicing Sale Agreement and this Manual.

All capitalized terms used but not defined in the Glossary of this Manual shall have the meanings provided in the MPF Guides, the PFI Agreement, or the PFI Servicing Sale Agreement; provided, however, that to the extent any capitalized term has conflicting meanings in such guide or agreements, the meaning set forth in the PFI Servicing Sale Agreement shall control unless otherwise specified in this Manual.

### 1.2 Updates to Manual

This Manual is published on the MPF Program website ([www.fhlbmpf.com](http://www.fhlbmpf.com)) under Products>Servicing Released Alternatives and may be amended from time to time by Nationstar. Notification of changes to this Manual will be made at least five Business Days prior to the effective date of the changes to this Manual as posted on the MPF Program website ([www.fhlbmpf.com](http://www.fhlbmpf.com)). Updates to this Manual by Nationstar will typically be made no more than monthly, except for more frequent updates made in connection with updates made to the MPF Guides.

## Chapter 2 PFI APPROVAL

In order to be eligible for the Servicing Released Option, the Selling PFI must enter into the PFI Servicing Sale Agreement referred to in Chapter 1 of this Manual and meet the requirements listed below, as applicable.

### 2.1 New PFI

A PFI Approval under the MPF Program is governed by the Selling PFI's MPF Bank. A PFI who is new to the MPF Program may elect on the PFI Application to be considered for approval as a Sales Only PFI (servicing released) and become a Selling PFI hereunder. A Standard PFI that elects to also deliver loans servicing released would do so under a specified Master Commitment (MC) that is issued and identified as a Concurrent Sale MC under the MPF Guides. In addition to the PFI Servicing Sale Agreement, a new PFI must sign a PFI Agreement, Concurrent Sale MC and all appropriate MPF Product Addendums.

### 2.2 Existing PFI

For an existing PFI already approved as a Selling PFI under the MPF Program, approval needs to be obtained from the MPF Bank to participate in servicing released sales of Loan Servicing Rights to Nationstar. In addition, the PFI must execute a Concurrent Sale MC and PFI Servicing Sale Agreement.

## **Chapter 3 INDICATIVE SERVICING RELEASED PREMIUM (“SRP”) RATE AND FEE SCHEDULE**

The Servicing Released Premium/Pricing Schedule (which will be similar in form to Exhibit 2 attached hereto) is produced by Nationstar. The Servicing Released Premium/Pricing Schedule sets forth the Servicing Released Premium Percentage or SRP Percentage to be used by Nationstar to calculate the SRP for the Loan Servicing Rights.

The Servicing Released Premium/Pricing Schedule is published on the eMPF® website and may be amended from time to time by Nationstar. Notification of changes to the Servicing Released Premium/Pricing Schedule will be made at least five Business Days prior to the effective date of the changes to the Servicing Released Premium/Pricing Schedule as posted on eMPF website. Updates to the Servicing Released Premium/Pricing Schedule will be made no more frequently than monthly.

If the Selling PFI has any questions regarding how to sign up for e-alerts, the Selling PFI should contact the MPF Service Center. Changes to the Servicing Released Premium/Pricing Schedule will be effective for Delivery Commitments issued beginning the day after the change in the Servicing Released Premium/Pricing Schedule is posted. The Selling PFI is responsible for utilizing the latest Servicing Released Premium/Pricing Schedule from Nationstar as posted on eMPF website in effect on the Delivery Commitment issue date, which is the only schedule that will be honored.

The MPF Provider will manage all Concurrent Sale MCs and Delivery Commitments in accordance with the MPF Guides and the requirements provided in the PFI Servicing Sale Agreement and this Manual. When the Selling PFI takes out a Concurrent Sale MC for Mortgage Loans to be sold with Loan Servicing Rights concurrently sold to Nationstar, the Concurrent Sale MC must identify the Selling PFI as the Seller and Nationstar as the servicer. The Concurrent Sale MC must only be for Fixed Rate Loans with a scheduled/scheduled remittance type (also see Chapters 4.2 and 4.3 of this Manual for additional Mortgage Loan requirements and qualifications).

### **3.1 Delivery Commitment**

Each Delivery Commitment (as defined in the MPF Guides) issued to the Selling PFI must reference the applicable Concurrent Sale MC issued to the Selling PFI.

See MPF Guides for issuance of Delivery Commitments.

## Chapter 4 MORTGAGE ORIGINATION AND PURCHASE

### 4.1 Origination

Each Mortgage Loan must be originated by the Selling PFI in accordance with the MPF Guides, applicable Agency Guides, the PFI Agreement, the PFI Servicing Sale Agreement and this Manual.

### 4.2 Nationstar Origination and Eligibility Requirements

#### 4.2.1 Nationstar Origination Requirements

Each Mortgage Loan eligible for delivery under the Servicing Released Option for the MPF Government MBS product must meet Nationstar's underwriting requirements as listed below:

Program Credit Matrices				
GNMA Loan Type	Maximum		FICO Requirements	MAX DTI
	LTV	CLTV		
FHA	Per Agency Guidelines	Per Agency Guidelines	≥ 700	>50%
			Per Agency Guidelines	≤50%
VA	Per Agency Guidelines	Per Agency Guidelines	≥ 700	>45%
			Per Agency Guidelines	≤45%

Nationstar shall have the sole and exclusive right to modify and change the Program Credit Matrices from time to time. Notification of changes by Nationstar in its underwriting requirements pursuant to the Program Credit Matrices will be provided to the MPF Provider. The MPF Provider will send out a notice to PFIs via PFI Advisory or Marketing Bulletin through Allregs. If the Selling PFI has any questions regarding how to sign up for e-alerts, it should contact the MPF Provider. Changes to the underwriting requirements will be effective for Mortgage Loans purchased beginning the day after the change in these underwriting requirements. The Selling PFI is responsible for utilizing the latest Program Credit Matrices setting forth these underwriting requirements from Nationstar.

In addition to complying with the Program Credit Matrices, the underwriting of each Mortgage Loan will be completed by the Selling PFI in compliance with the MPF Guides, applicable Agency Guides, the PFI Agreement, and this Manual.

As determined on an aggregate portfolio basis, the Loan Servicing Rights related to the Mortgage Loans transferred by the Selling PFI shall comply with the following:

**Requirements:** Each MPF Government MBS Mortgage included in the Aggregate

Servicing Portfolio for which Loan Servicing Rights shall have been or will be transferred from a Selling PFI shall conform to the guidelines as outlined in the Program Credit Matrices.

### 4.2.2 Eligible Mortgages

Each Mortgage Loan eligible for delivery under the Servicing Released Option for the MPF Government MBS product must be a Fixed Rate Mortgage Loan that is insured or guaranteed by a Government Agency as listed below:

- FHA insured Mortgages (except FHA Title 1, Buydowns, FHA 203K loans, and HAMP and Non-HAMP Loss mitigation modifications);
- VA guaranteed Mortgages (except VA Vendee, loan with original loan amounts greater than \$417,000 or \$625,00 for properties located in Alaska, Guam, Hawaii and the Virgin Islands, and HAMP and Non-HAMP loss mitigation modifications); and
- RHS Section 502 guaranteed Mortgages (except HAMP and Non-HAMP loss mitigation modifications).

The following types of Government Mortgage Loans are prohibited for sale under the Servicing Released Option as MPF Government MBS Mortgages:

- (a) originated as part of a municipal, housing authority or other government bond program,
- (b) originated or determined to be a predatory or high cost loan,
- (c) insured under 203k, 235, 245 or 265 of the National Housing Act,
- (d) secured by a Manufactured Home,
- (e) a reverse mortgage loan or a Home Equity Line of Credit,
- (f) subject to a bi-weekly payment plan,
- (g) graduated payment mortgage loans that are still in the adjustment period of the loan greater than 180 days past the date of the mortgage note,
- (h) contained in a GNMA Internal Reserve Pool,
- (i) a VA vendee loan,
- (j) a HUD repossessed loan or
- (k) originated or insured under Section 184 of the Indian Home Loan Guarantee Program.

### 4.3 RESPA Requirements

Each Mortgage Loan must be Closed by the Selling PFI or its agent in accordance with the MPF Guides. With respect to each Mortgage Loan being originated and sold pursuant to a Concurrent Sale MC, the Selling PFI will appoint and name Nationstar as the servicer of such Mortgage Loan at the time of the Closing (which is also referred to as Nationstar being named at the table as servicer). The Selling PFI represents and warrants that it has provided a First Payment Letter in the form of Exhibit 3 to the Borrower at the time of the Closing (a copy of which must be provided in the Electronic Servicing File, as described in further detail in Exhibit 4 attached hereto) which:

- Identifies Nationstar as the servicer for the Borrower's Mortgage Loan;
- Includes accurate and complete servicer contact information for Nationstar (obtained

- from Exhibit 5 attached hereto); and
- Complies with all Applicable Law.

#### 4.4 Purchase of Mortgage Loans by the MPF Provider

A purchase of a Mortgage Loan by the MPF Provider must be completed via the eMPF Website (see the eMPF User Manual), and shall include, without limitation, the Selling PFI transmitting to the MPF Provider all loan level information regarding such Mortgage Loan as required under the MPF Guides. The Selling PFI acknowledges and agrees that Nationstar will be relying on such loan level information that it receives from the MPF Provider in servicing such Mortgage Loan and the Selling PFI represents and warrants that such loan level information transmitted to the MPF Provider will be true and accurate in all material respects.

Under the Servicing Released Option to sell Loan Servicing Rights to Nationstar, the Selling PFI is required to sell each Mortgage Loan to the MPF Provider:

- Within 10 calendar days of the Closing of the Mortgage Loan; and
- Prior to the first payment date on the Mortgage Loan.

As required pursuant to Chapter 4.4 of this Manual, the Selling PFI is responsible for meeting all Real Estate Settlement Procedures Act ("RESPA") timing requirements for the loan servicer notification related to the Mortgage Loans (including, as applicable, any welcome letters for the Mortgage Loans).

#### 4.5 Daily Report of Sold and Rejected Mortgages; RESPA Notice for Rejected Mortgages

(a) With respect to each Mortgage Loan for which Nationstar has previously been identified as the servicer, on each Business Day the Selling PFI shall produce and deliver to Nationstar the Daily Sale and Rejection Report listing each related Mortgage Loan that, on such Business Day, either (i) was sold to the MPF Provider or (ii) became a Rejected Mortgage Loan, and if rejected, that includes certain information relevant to such rejection. The Daily Sale and Rejection Report shall be substantially in the form attached hereto as Exhibit 6 and uploaded through the eMPF website. The PFI Document Upload Utility can be found under the Transactions tab of the eMPF website. Select "Upload File" from the left column and then select "Servicing Transfer Document Upload" from the drop down menu. Select the applicable Mortgage Loan. Under the "Select" browser, select "Daily Sale and Rejection Report" from the drop down menu. Browse to locate the Daily Sale and Rejection Report, then click the submit button. When the Daily Sale and Rejection Report has been successfully uploaded, the current date will appear under the Other Doc Date column. If the Mortgage Loan is not available for selection for the upload because it has not been successfully sold, please contact the MPF Service Center.

(b) On the Business Day immediately following the Business Day on which a Mortgage Loan is identified as a Rejected Mortgage Loan on the Daily Sale and Rejection Report, unless otherwise agreed by the parties, the Selling PFI, at its expense, shall send to the related

Borrower a RESPA notification letter (known as a “goodbye” letter), a form of which is attached hereto as Exhibit 7, regarding the transfer of the loan servicing for such Rejected Mortgage Loan to the Standby Servicer (as defined in the PFI Servicing Sale Agreement). The Selling PFI shall instruct the Borrower to remit all Monthly Payments and all tax and insurance notices to the Standby Servicer, and the Selling PFI shall provide Nationstar with a copy of such RESPA notification letter. Such RESPA notification letters shall be provided on such date and be in a form as is reasonably acceptable to Nationstar; provided that in any event the form and provision of such RESPA notification letters shall comply with the Accepted Servicing Practices. Nationstar shall cooperate with the Selling PFI to timely prepare such RESPA notification letters.

(c) The Selling PFI, at Selling PFI’s expense, shall send on behalf of the Standby Servicer, or shall cause the Standby Servicer, to send to each Borrower under a Rejected Mortgage Loan a RESPA notification letter (or “hello” letter) regarding the transfer of the loan servicing for each Rejected Mortgage Loan and instruct such Borrower to remit all Monthly Payments and all tax and insurance notices to the Standby Servicer following the RESPA Notification period as required by the Accepted Servicing Practices. The form and provision of such RESPA notification letters shall comply with the Accepted Servicing Practices. Nationstar shall cooperate with the Selling PFI to timely prepare such RESPA notification letters and the Selling PFI shall provide Nationstar with copies of all such RESPA notification letters provided to each Borrower.

(d) During the RESPA Notification period, Nationstar shall not process or apply Monthly Payments. Nationstar shall endorse and forward to the Standby Servicer via overnight courier any payments received by Nationstar on such mortgage loans on a daily basis following Nationstar’s receipt of such payments. Following the RESPA Notification period, on a weekly basis, Nationstar shall deliver such Monthly Payments and all tax and insurance notices to the Standby Servicer via U.S. mail, first class delivery for a period of sixty (60) calendar days. Nationstar, in a timely manner, shall assign the Selling PFI as the servicer in MERS.

## Chapter 5 DOCUMENT CUSTODY

### 5.1 MPF Program Custodian

The MPF Program Custodian must be the Custodian for all Mortgage Loans under the Servicing Released Option. The Selling PFI is required to deliver the Loan Custodial Files to the MPF Program Custodian in accordance with the timeframes and requirements of the MPF Guides and to obtain the approval of the MPF Program Custodian that documents are in proper form and are properly executed. The Loan Custodial File, which is sent to the MPF Program Custodian, must contain the documents listed under the subheading "LOAN CUSTODIAL FILE" on Exhibit 4 hereto, including without limitation the original documents or certified copies of originals as required in the MPF Guides.

### 5.2 Loan Custodial File Label

The Loan Custodial File for each Mortgage Loan delivered to the MPF Program Custodian must be identified by the Selling PFI as a loan that is servicing released to Nationstar. All Loan Custodial Files must be labeled as required by the MPF Guides.

### 5.3 Endorsements, Assignments and MERS

The Selling PFI must provide a Note endorsement without recourse to the "Federal Home Loan Bank of Chicago." An allonge to the Note may be used for the endorsement if the following conditions are met:

- If the allonge is dated, the endorsement must be dated on or after the Note date;
- The allonge must be permanently affixed to the Note;
- The allonge must identify the associated Note by referencing:
  - The Note date;
  - The Borrower(s) name(s);
  - The Note amount; and
  - The Mortgage Property Address.
- The form of the allonge, and its use, must comply with all Applicable Laws; and
- The use of the allonge must not impair the MPF Bank's or any other investors' status as a "holder in due course" or any of the MPF Bank's or any other investors' rights.

MERS is required to be used as the Mortgagee of record with respect to each Mortgage Loan. Immediately following the related Sale Date, the Selling PFI must register with MERS that Nationstar is the servicer for the Mortgage Loan, which registration must include (i) providing to MERS Nationstar's "Organization Identification Number" of "1003972" and (ii) naming the FHLBC as the investor of the Mortgage Loan and providing to MERS the FHLBC's "Organization Identification Number" of "1000491". The MPF loan number shall be used as the investor loan number in MERS.

See the MPF Guides for additional requirements on MERS loans. With respect to each Mortgage Loan, the Selling PFI shall (i) comply with all MERS guidelines related to such registration of Nationstar as servicer and (ii) pay all required MERS transfer or other fees to effect such registration. The Selling PFI shall provide Nationstar with copies of such MERS notification and

any other documents to reflect such registration and transfer of the Loan Servicing Rights for each Mortgage Loan to Nationstar as servicer by MERS.

If MERS is the original Mortgagee of a mortgage loan (a MOM loan), either the original or a recorded copy of the Security Instrument, or a true and certified copy of such instrument that was sent for recoding for initial certification, showing MERS as the original Mortgagee must be delivered to the Custodian. For additional details regarding this requirement, see the MPF Guides.

## 5.4 Certification with the MPF Program Custodian

For each mortgage loan, the Selling PFI is responsible for the Initial and Final Certification of the Loan Custodial Files. The Selling PFI is responsible for resolving any Initial and Final Certification issues with the MPF Program Custodian and Nationstar, and for the payment of all fees imposed for uncertified documents or custodial Exceptions (see the MPF Guides). All Mortgage Loans that do not meet the Initial or Final Certification criteria must be repurchased as agreed by Nationstar in accordance with the MPF Guides. In connection with the repurchase of any Mortgage Loan, the Selling PFI shall also be required to repurchase the Loan Servicing Rights of such repurchased Mortgage Loan from Nationstar in accordance with Chapters 8.3 and 8.4 of this Manual.

The Selling PFI shall be responsible for any out-of-pocket costs that may be incurred by Nationstar as a result of the Selling PFI's failure to obtain the Initial and Final Certification of the Loan Custodial Files with respect to a Mortgage Loan. In the event Nationstar is unable to obtain the Initial or the Final Certification to certify or recertify any Mortgage Loans within the timeframe required by Ginnie Mae as a result of the Selling PFI's failure to deliver required Mortgage Loan Documents, the Selling PFI will reimburse Nationstar the proportionate cost of posting a letter of credit or provide a letter of credit as required by Ginnie Mae. In addition, subject to Applicable Requirements and/or as permitted by Ginnie Mae, if Nationstar does not receive Final Certification for any Mortgage Loan within twelve (12) months after the Sale Date due to the Selling PFI's failure to deliver required Mortgage Loan documents, Nationstar may decide, in its sole and absolute discretion, to require the Selling PFI to effectuate the repurchase from Nationstar of (i) any Mortgage Loan out of the related MPF Government Securities as necessary to ensure such certification or recertification and (ii) the Loan Servicing Rights related to such Mortgage Loan, in each case as set forth in Chapters 8.3 and 8.4 of this Manual; provided that Nationstar may, in its sole and absolute discretion and if permitted by the Agency Requirements, extend the twelve (12) month time period for certification or recertification.

## 5.5 Selling PFI Document Access

The Selling PFI may request and obtain the Loan Custodial File from the MPF Program Custodian in order to correct certification Exceptions up until the point of Initial Certification. After Initial Certification, the Selling PFI may not request the Loan Custodial File from the MPF Program Custodian.

The Selling PFI must follow prudent business practices in protecting and safeguarding all documents released to it by the MPF Program Custodian until these documents are returned to

the MPF Program Custodian, as required by the MPF Guides, and the Selling PFI shall indemnify Nationstar for any losses or damages incurred from any documents so released.

## Chapter 6 SERVICING TRANSFER PROVISIONS

### 6.1 Electronic Servicing File Delivery Time Frame and Stacking Order

Within seven (7) calendar days after the related Sale Date, the Selling PFI must deliver to Nationstar the Electronic Servicing File (as defined in the PFI Servicing Sale Agreement), including the documents listed on the Electronic Servicing File Checklist attached hereto as Exhibit 4. Such delivery by the Selling PFI must be at least ten (10) calendar days prior to the first payment due date for such Mortgage Loan (or the preceding Business Day if that day is not a Business Day) pursuant to Chapter 6.3 below. If any original documents included in the Electronic Servicing File are retained by the Selling PFI, then such originals must be made available to Nationstar upon request.

### 6.2 Electronic Servicing File Delivery Procedures

#### 6.2.1 Images

Servicing Files are to be delivered electronically utilizing the eMPF website via the PFI Documents Upload Utility.

The Servicing File must be a .tiff or .pdf. All documents should be saved into one file when creating the Servicing File. The PFI Document Upload Utility can be found under the Transactions tab of the eMPF website. Select "Upload File" from the left column and then select "Servicing Transfer Document Upload" from the drop down menu. Select the applicable Mortgage Loan. Under the "Servicing File Doc" browse to locate the Servicing File, then click the submit button. When the Servicing File has been successfully uploaded, the current date will appear under the Servicing Doc Date column.

### 6.3 Review and Acceptance of the Electronic Servicing File

In connection with preparing the Exceptions List as part of the procedures for the Holdback Funds set forth in Chapter 6.4.1.(b) below, following receipt from the Selling PFI, Nationstar will review each Electronic Servicing File in order to:

- Determine whether all required documents have been provided, and
- Compare certain Electronic Servicing File data with the Mortgage Loan data for consistency, including on a sampling basis or as part of its quality control procedures, but shall not be required to conduct any review or comparison of the Electronic Servicing File for the benefit or on behalf of the Selling PFI.

If Nationstar determines that the Electronic Servicing File or the related Mortgage Loan is not in compliance with the PFI Servicing Sale Agreement or this Manual, then Nationstar shall notify the Selling PFI of such non-compliance in connection with the Exception Lists reporting required in Chapter 6.4.1(b) of this Manual.

## 6.4 Servicing Released Premium or SRP Payment

### 6.4.1 Payment of SRP

By the Monthly Payment Date, the Selling PFI and Nationstar shall have agreed upon and acknowledged a Monthly Confirmation of MSR Purchases (substantially in the form of Exhibit A attached to the PFI Servicing Sale Agreement) for the Loan Servicing Rights acquired by the Nationstar during the Monthly Sale Period. The Monthly Confirmation of the MSR Purchases sets forth the Servicing Released Premium or SRP for such Loan Servicing Rights that is referenced as the Purchase Price in the PFI Servicing Sale Agreement.

The SRP (or Purchase Price) for the Loan Servicing Rights purchased by Nationstar will be paid in the following manner:

(a) With respect to each Monthly Sale Period, Nationstar shall calculate the SRP for the related Monthly Servicing Portfolio using the information provided by the Selling PFI to the MPF Provider on or before the Sale Date as required for the purchase of each MPF Government MBS Mortgage, which in turn is provided by the MPF Provider to Nationstar, and Nationstar shall provide such calculation to Selling PFI one (1) Business Day prior to the Monthly Payment Date. On the Monthly Payment Date, Nationstar shall pay to the Selling PFI an amount equal to (i) ninety percent (90%) of the SRP with respect to the Loan Servicing Rights sold on each of the related Sale Dates occurring during the Monthly Sale Period, minus (ii) the netting and offset of the aggregate amount of the Escrow Funds for related Mortgage Loans in accordance with Chapter 6.6 below, minus (iii) the netting of the aggregate amount of the other fees and costs for related Mortgage Loans set forth in Chapter 6.5 below.

(b) The remaining ten percent (10%) of the SRP for the Loan Servicing Rights related to the Mortgage Loans sold during the Monthly Sale Period as identified in the Monthly Confirmation of MSR Purchases shall be held back by Nationstar (the "Holdback Funds"). Commencing on the tenth (10) calendar day, or the subsequent Business Day if the tenth (10) calendar day is not a Business Day, of the second calendar month following the calendar month in which the Monthly Payment Date occurs and each calendar month thereafter, Nationstar shall provide the Selling PFI and the MPF Provider with an Exceptions List noting all Uncured Document Exceptions as of the end of the prior calendar month for all of the Mortgage Loans relating to the Loan Servicing Rights sold on the related Sale Dates as identified by the Monthly Servicing Portfolio. Once the Selling PFI has cured all Uncured Document Exceptions for any Monthly Servicing Portfolio of Mortgage Loans relating to the Loan Servicing Rights sold on the related Sale Dates during the Monthly Sale Period, Nationstar shall pay to the Selling PFI the amount of any Holdback Funds then held by Nationstar with respect to the cured Mortgage Loans for such Monthly Servicing Portfolio within one (1) Business Day (each a "Holdback Payment Date") of providing the Selling PFI with an Exceptions List. For the avoidance of doubt, all Uncured Document Exceptions for any given Monthly Servicing Portfolio of Mortgage Loans must have been cleared by the Selling PFI in order for Nationstar to disburse the Holdback Funds related to the Monthly Servicing Portfolio for Mortgage Loans. However, at the end of the nine (9) month period following the Monthly Payment Date, if any Uncured Document Exceptions remain outstanding, Nationstar may, in its sole reasonable discretion and with notice to the Selling PFI, take steps to correct such Uncured Document Exceptions and deduct Nationstar's

out of pocket costs relating to such corrections from the remaining Holdback Funds, and may, at any time thereafter, pay to the Selling PFI any remaining Holdback Funds minus actual out of pocket costs relating to such corrections and any other offset against such Holdback Fund as provided herein.

(c) Pursuant to Chapter 6.6 of this Manual, Nationstar will net or offset any escrow and custodial funds for each Mortgage Loan sold during a Monthly Sale Period against its payment of the SRP on the related Monthly Payment Date or any Holdback Funds.

#### **6.4.2 Purchase Price Refund, Rebate or Adjustment**

With respect to each Mortgage Loan that pays in full or becomes thirty (30) or more days delinquent within three (3) calendar months after the related Sale Date, Nationstar shall bill the Selling PFI and the Selling PFI shall reimburse Nationstar the applicable SRP paid by Nationstar for the Loan Servicing Rights related to such Mortgage Loan within thirty (30) days of receipt of such bill. Within three (3) Business Days following the date on which a Mortgage Loan is identified as a Rejected Mortgage Loan on the Daily Sale and Rejection Report, the Selling PFI shall reimburse Nationstar the SRP paid by Nationstar for the related Loan Servicing Rights, if any, and the Selling PFI shall comply with Chapter 4.5 of this Manual. If the Selling PFI fails to reimburse Nationstar for any amounts as set forth in this Chapter 6.4.2, then Nationstar may offset such amounts against the Holdback Funds as determined by Nationstar in its sole and absolute discretion.

In the event that any information furnished or prepared by the Selling PFI that is included as part of Electronic Servicing File is inaccurate, incomplete, adjusted or modified in any material respect and such inaccuracy, incompleteness, adjustment or modification affects the SRP calculation (a "Loan Data Adjustment"), then Nationstar shall have the right to adjust the SRP to reflect the SRP calculation by taking into account such Loan Data Adjustment.

### **6.5 Other Fees and Costs and Expenses for Transferring Servicing**

Nationstar will charge the following fees for each Mortgage Loan and will net and offset the fees from the SRP due to the Selling PFI for the Mortgage Loan:

Tax Service Fee.....	\$85*
Flood Service Fee.....	\$10*
Transaction Fee.....	\$200

\* Unless provided by the Selling PFI as specified in Chapters 6.9.1 and 6.9.2 of this Manual.

The Selling PFI shall pay for all costs and expenses relating to the transfer of the Loan Servicing Rights to Nationstar, including without limitation any transfer processing fees, any MERS fees, any recording fees, any delivery expenses for the shipment of the items as required by this Manual to Nationstar and the MPF Program Custodian and any expense for the preparation and sending of RESPA notification letters.

## 6.6 Unreimbursed Servicing Expenses

The Selling PFI shall reimburse Nationstar for all Unreimbursed Servicing Expenses, which include without limitation, the cost of maintaining the government insurance or guaranty, to the extent not paid by the borrower and paid by Nationstar relating to any Mortgage Loan during the time when the Mortgage Loan is not part of a pool backing any MPF Government Securities and is owned by a Federal Home Loan Bank. Nationstar will notify the Selling PFI of such expenses within 30 Calendar days of the expenses occurrence. The Selling PFI shall reimburse Nationstar within 30 Calendar days of receipt of the notice.

## 6.7 Escrow Funds

The escrow funds identified on the final closing disclosure for Mortgage Loans sold to the MPF Provided must be listed in the Additional information File through the batch submission process.

With respect to each Mortgage Loan sold during the Monthly Sale Period and based on the information provided by the Selling PFI, Nationstar will net and offset the related Escrow Funds paid by the borrower at Closing against the payment of the SRP on each Monthly Payment Date. If the Escrow Funds for any Mortgage Loan are not netted or offset by Nationstar against the SRP on the Monthly Payment Date for any reason, or such SRP is not sufficient to fully pay such Escrow Funds, then upon written demand by Nationstar for payment of such Escrow Funds, the Selling PFI shall wire transfer to Nationstar the related Escrow Funds paid by the borrower at Closing or the amount of such insufficiency.

Documents in the Electronic Servicing File should indicate whether an Escrow Account has been established for the Mortgage Loan. These documents include, but are not limited to, the Closing Disclosure. In the event that the Escrow Funds for any Mortgage Loan have not been netted or offset against the SRP and, after written demand by Nationstar to the Selling PFI to pay such Escrow Funds, the Selling PFI fails to wire such Escrow Funds, or the Selling PFI provides any incorrect information regarding such Escrow Funds or the related Escrow Funds Reconciliation, then the Selling PFI shall be liable and responsible for any losses or damages incurred by Nationstar that are caused by or attributable to such failure or such incorrect information, including without limitation any tax penalties or fines.

## 6.8 Property Taxes and Other Charges

The Selling PFI must provide a complete and accurate Tax Information Sheet (in the form attached hereto as Exhibit 8) for each Mortgage Loan, regardless of whether or not an Escrow Account is established for the Mortgage Loan, within seven (7) calendar days after the related sales date. The Tax Information Sheet delivered electronically through the eMPF website must be a .tiff or .pdf. The PFI Document Upload Utility can be found under the Transactions tab of the eMPF website. Select "Upload File" from the left column and then select "Servicing Transfer Document Upload" from the drop down menu. Select the applicable Mortgage Loan. Under the

“Select” browser, select “Tax Information Sheet” from the drop down menu. Then browse for the Tax Information Sheet, then click the submit button. When the Tax Information Sheet has been successfully uploaded, the current date will appear under the Other Doc Date column.

All taxes, governmental assessments, insurance premiums, water, sewer and municipal charges, leasehold payments or ground rents, and common charges of condominiums or planned unit developments relating to each Mortgage Loan, which have become or will become due within thirty (30) days before or after the related Sale Date, have been or will be paid by the Selling PFI prior to such Sale Date (provided that the Selling PFI, or its tax service provider, has received notice thereof prior to such Sale Date) to the extent of Escrow Payments made by the applicable Borrower with respect thereto or Advances as required by the MPF Guides. The Selling PFI shall pay Nationstar any penalty charges or the amount of any discounts lost as a result of a failure to pay tax bills or governmental assessments or charges which are due and payable in accordance with this Chapter to the extent of Escrow Payments made by the applicable Borrower with respect thereto or Advances as required by the MPF Guides, which are subsequently incurred by Nationstar.

The following documentation is required for the Selling PFI to provide to Nationstar when applicable: Homeowner’s Insurance, Homeowners Association and Mortgage Insurance.

## 6.9 Hazard and Flood Insurance

### 6.9.1 Mortgagee Clause

The Electronic Servicing File must include evidence of hazard insurance, (if applicable) flood insurance, (if applicable) mortgage insurance and a flood zone determination certificate with a Mortgagee clause to Nationstar (see the Nationstar Contact Information set forth in Exhibit 5 attached hereto).

If an insurance policy or flood zone determination certificate is not in the name of Nationstar as required above, the Selling PFI may provide a letter requesting endorsement of the Mortgagee clause in the form of the Mortgagee Letter attached as Exhibit 9 hereto.

If a hazard and/or flood insurance bill is due within 60 days of the Mortgage Closing Date, evidence that such hazard and/or flood bill has been paid is required to be provided in the Electronic Servicing File (regardless of whether or not an escrow account is established). With respect to this chapter, the Selling PFI will be held liable and responsible for any incorrect information or any penalties or fines that may result.

### 6.9.2 Tax and Flood Service Contracts

At least two (2) Business Days prior to the related Monthly Payment Date, the Selling PFI shall cause all Mortgage Loans to have a CoreLogic life-of-the-loan, tax service contract based on the full legal description of the Mortgaged Property. If a CoreLogic tax service contract is not available, the Selling PFI shall bear and pay Nationstar’s actual, out-of-pocket costs and

expenses for such tax service contracts and/or set up costs for such Mortgage Loans, in the amount of \$85 per Mortgage Loan, which Nationstar may net and offset against its payment of the SRP pursuant to Chapter 6.5 above. At least two (2) Business Days prior to the related Monthly Payment Date, the Selling PFI shall cause all Mortgage Loans to have life-of-loan, fully transferable, at no cost to Nationstar, flood certification contracts with CoreLogic and shall provide appropriate notices or other documentation to effectuate the transfer of such flood certification contracts to Nationstar. If a CoreLogic flood certification contract is not available, the Selling PFI shall bear and pay Nationstar's actual, out-of-pocket costs and expenses for such flood certification contracts and/or set up costs for such Mortgage Loans, in the amount of \$10 per Mortgage Loan, which Nationstar may net and offset against its payment of the SRP pursuant to Chapter 6.5 above.

## 6.10 Recorded/Final Documents

The Selling PFI must deliver to the MPF Program Custodian the original recorded and/or final documents (where applicable) in the Recorded/Final Documents Checklist (as set forth in Exhibit 10 attached hereto) within ninety (90) calendar days after the Sale Date. If all documents are not available within such ninety (90) calendar day period because such document is out for recordation, the Selling PFI should deliver the available documents and provide the remaining documents as soon as they become available. The checklist must be attached to the copies sent for each Mortgage Loan. The Selling PFI must also provide copies of all recorded and/or final documents through the PFI Document Upload Utility on the eMPF website, that have been delivered to the MPF Custodian.

The Recorded and Final Documents delivered electronically through the eMPF website must be a .tiff or .pdf. All documents should be saved into one file when creating the Recorded and Final Documents. The PFI Document Upload Utility can be found under the Transactions tab of the eMPF website. Select "Upload File" from the left column and then select "Servicing Transfer Document Upload" from the drop down menu. Select the applicable Mortgage Loan. Under the "Final Doc Upload" browser, browse for the Recorded and Final Documents then click the submit button. When the Recorded and Final Documents has been successfully uploaded, the current date will appear under the Final Doc Date column.

## 6.11 Supplementary Information

Prior to and after the Sale Date for a Mortgage Loan, the Selling PFI will, at its own expense:

- Furnish promptly to Nationstar any supplementary information related to the Mortgage Loan which Nationstar reasonably requests and which is reasonably available to the Selling PFI; and
- Render reasonable assistance to, and cooperate with, Nationstar to enable Nationstar to efficiently commence and perform the servicing of each Mortgage Loan.

## Chapter 7 OTHER SELLING PFI RESPONSIBILITIES

### 7.1 Regulatory Requirements

The Selling PFI will be responsible for compliance with all regulatory requirements related to the origination of the Mortgage Loans, its sale of the Mortgage Loans to the MPF Provider and its transfer of Servicing for the Mortgage Loans to Nationstar.

### 7.2 MPF Quality Control

The Mortgage Loans under this structure will be included in the normal MPF quality control review sample population for the Selling PFI in accordance with the MPF Guides. The Selling PFI will be responsible for providing copies of the required documents upon request from the MPF Provider, if applicable. Findings from the MPF quality control review with respect to the Mortgage Loans will be provided by the MPF Provider to the Selling PFI. The MPF Provider will provide a copy of the MPF Government MBS QC Review report to Nationstar.

### 7.3 Selling PFI Quality Control

With respect to each Mortgage Loan for which the Loan Servicing Rights are being sold to Nationstar, the Selling PFI will be responsible for conducting the quality control review in accordance with the MPF Guides.

### 7.4 Reporting Servicer and Holder to the Government Agency

The Selling PFI is required to notify the corresponding Government Agency of the transfer of servicing and holder of the loan within 90 calendar days of receipt of the Government insurance or guaranty as follows:

- For FHA loans, the Selling PFI must report the change of servicer and holder through FHA Connection. The Selling PFI is required to report the change of servicer to Nationstar and the change of holder to the FHLBC. The Nationstar's FHA Servicer ID number is 26450. The FHLBC's FHA Holder ID number is 94089.
- For VA loans, the Selling PFI must report the transfer of servicing to Nationstar through VALERI. Nationstar's VA servicer number is 889993.
- For RHS loans, the Selling PFI must notify the USDA of the change of servicer to Nationstar through completing USDA-RHS Form 3555-11.

## Chapter 8 DEFECTS AND REMEDIES

Nationstar will use reasonable efforts to work directly with the Selling PFI to resolve issues involving, but not limited to, the Electronic Servicing File delivery, loan boarding, SRP payments and Escrow Funds reconciliation.

### 8.1 Notice of Repurchase Demand

Promptly following receipt by Nationstar of a demand for repurchase or indemnification, and/or any correspondence from an Agency requesting information regarding any Mortgage Loan which gives rise to or is reasonably expected to give rise to a demand by a Purchaser Indemnified Party (as defined in Section 5.1 of the PFI Servicing Sale Agreement) against the Selling PFI, in accordance with Section 5.1 of the PFI Servicing Sale Agreement, Nationstar shall, to the extent permitted by Applicable Law and the applicable Agency Requirements, within fifteen (15) Business Days of its receipt of any such demand or correspondence, provide notice and a copy thereof to the Selling PFI. Any failure by Nationstar to deliver such demand or request from an Agency to Selling PFI shall not in any way relieve Selling PFI from its obligations under Chapter 8 of this Manual and/or Section 5.1 of the PFI Servicing Sale Agreement.

### 8.2 Cooperation

The Selling PFI and Nationstar shall make reasonable efforts to cooperate in defending against any claims asserted by an Agency against a Purchaser Indemnified Party, for which the Purchaser Indemnified Party would be entitled to assert a repurchase or indemnification claim against the Selling PFI under this Manual or the PFI Servicing Sale Agreement.

### 8.3 Repurchases of Mortgage Loans and Loan Servicing Rights

#### 8.3.1 Agency Repurchase

Without limiting any other remedies available under this Manual or the PFI Servicing Sale Agreement, if there is a breach for which repurchase is a remedy and Nationstar elects to repurchase a Mortgage Loan as permitted herein, or is required by an Agency to repurchase a Mortgage Loan (other than as a direct and primary result from Nationstar's failure to service the Mortgage Loan in compliance with the Accepted Servicing Practices, which such failure was not caused by the Selling PFI's breach of its obligations under this Manual, the PFI Servicing Sale Agreement or the MPF Guides), then Nationstar may, in its sole and absolute discretion, either (i) require that the Selling PFI provide to Nationstar the total amount of funds that Nationstar is required to pay to such Agency for such repurchase promptly upon written notice and in time to meet the repurchase requirements of any Agency demand and to comply with all RESPA notification requirements plus the amount of any outstanding Advances<sup>1</sup> for such Mortgage Loan (collectively, such amount the "Mortgage Loan Repurchase Price"), or (ii) pay or advance the Mortgage Loan Repurchase Price (net of any outstanding Advances) on behalf of the Selling

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<sup>1</sup>Outstanding Advances shall not include Unreimbursed Servicing Expenses already paid to Nationstar by the Selling PFI in accordance with Chapter 6.6 of this Manual.

PFI in which case the Selling PFI shall, within five (5) Business Days of Nationstar providing written notice of the payment or advance of such funds, reimburse Nationstar for the Mortgage Loan Repurchase Price. Within five (5) Business Days of such repurchase of a Mortgage Loan, the Selling PFI shall also pay to Nationstar the SRP Repurchase Price for the related Loan Servicing Rights. At the option of Nationstar and upon written notice to the Selling PFI, Nationstar shall have the right to offset the SRP Repurchase Price attributable to the Loan Servicing Rights for any repurchased Mortgage Loan against the amount of the Holdback Funds outstanding pursuant to Chapter 8.7 below. The transfer of servicing upon the repurchase of the Loan Servicing Rights and the related Mortgage Loan by the Selling PFI pursuant to this Chapter 8.3.1 shall be completed in accordance with Chapter 8.4 below.

### **8.3.2 Uncured Document Exceptions**

Without limiting any other remedies available under this Manual or the PFI Servicing Sale Agreement, if a Mortgage Loan continues to be subject to a document exception as set forth in the Exceptions Lists and such document exception is (i) expected by Nationstar, as determined in its good faith and reasonable discretion, to have a material and adverse effect on the servicing of such Mortgage Loan or (ii) if such document exception is preventing Final Certification as described in Chapter 5.4 of this Manual (in case of (i) or (ii), each an “Uncured Document Exception”), then upon five (5) Business Days’ written notice to the Selling PFI of such Uncured Document Exception, the Selling PFI shall repurchase the related Loan Servicing Rights for such Mortgage Loan and shall pay to Nationstar the SRP Repurchase Price for the related Loan Servicing Rights. At the option of Nationstar and upon written notice to the Selling PFI, Nationstar shall have the right to offset the SRP Repurchase Price attributable to the Loan Servicing Rights for any Uncured Document Exception against the amount of the Holdback Funds outstanding pursuant to Chapter 8.7 of this Manual. In addition, in connection with an Uncured Document Exception and subject to the applicable Agency Guides, Nationstar, in its sole and absolute discretion, may elect to repurchase a Mortgage Loan as a result of determining that such Uncured Document Exception has had a material and adverse effect on the servicing of such Mortgage Loan in the manner set forth in Chapter 8.3.2 above. The transfer of the servicing upon the repurchase of the Loan Servicing Rights by the Selling PFI pursuant to this Chapter 8.3.2 shall be completed in accordance with Chapter 8.4 below.

### **8.3.3 Defective Servicing Rights**

Without limiting any other remedies available under this Manual or the PFI Servicing Sale Agreement, (i) if a breach of the representations, warranties, covenants or requirements in this Manual or the PFI Servicing Sale Agreement occurs with respect to the Loan Servicing Rights for any related Mortgage Loan and such breach has a material and adverse effect on the ability to service such Mortgage Loan, the value or ownership of such Loan Servicing Rights or the exposure of Nationstar to liability from such Loan Servicing Rights or (ii) if a Mortgage Loan constitutes an Excluded Mortgage Loan or a Rejected Mortgage Loan (in case (i) or (ii), each a “Defective Servicing Right”), then either party, upon its discovery of such breach, shall provide written notice thereof to the other party and the Selling PFI shall have thirty (30) days to cure such breach in all material respects. If such breach is not cured within such thirty (30) day period or cannot be cured, then upon five (5) Business Days’ written notice to the Selling PFI of

such Defective Servicing Right, the Selling PFI shall pay to Nationstar the SRP Repurchase Price for such Defective Servicing Right. At the option of Nationstar and upon written notice to the Selling PFI, Nationstar shall have the right to offset the SRP Repurchase Price attributable to the Defective Servicing Right against the amount of the Holdback Funds outstanding pursuant to Chapter 8.7 of this Manual. If the related Mortgage Loan for the Defective Servicing Right is not required to be repurchased from the related Ginnie Mae MBS security under the applicable Agency Requirements, then Nationstar shall continue to service such Mortgage Loan pursuant to the Agency Lender Contract; provided, however, that if Nationstar has the option under the Agency Lender Contract to repurchase such Mortgage Loan and the Loan Servicing Rights for such Mortgage Loan constitute a Defective Servicing Right pursuant to clause (i) or (ii) above, then pursuant to the applicable Agency Guides, Nationstar, in its sole discretion, may elect to repurchase such Mortgage Loan and in turn require that Selling PFI repurchase such Mortgage Loan and related Loan Servicing Rights in the manner set forth in Chapter 8.3.1 above. The transfer of the servicing upon the repurchase of the Loan Servicing Rights by the Selling PFI pursuant to this Chapter 8.3.3 shall be completed in accordance with Chapter 8.4 below.

## 8.4 Completion of Repurchase

Nationstar will reasonably cooperate with the Selling PFI to effectuate the repurchase of the Loan Servicing Rights and/or the related Mortgage Loan in accordance with the Agency Requirements. Upon completion of the repurchase of the Loan Servicing Rights and/or the related Mortgage Loan by the Selling PFI pursuant to Chapter 8.3 above, Nationstar will (A) promptly transfer to the Selling PFI or the Standby Servicer on its behalf the servicing for the repurchased Loan Servicing Rights and such repurchased Mortgage Loan and (B) promptly forward to the Selling PFI or the Standby Servicer on its behalf:

- the Loan Custodial File, including the related Mortgage Note, to the extent that such Loan Custodial File has been received by Nationstar from the related Custodian;
- all Electronic Servicing Files and all other servicing records and all documents relating to such repurchased Mortgage Loan, as applicable, then held by Nationstar; and
- any reasonable documentation to the Selling PFI of the actual amount remitted to an Agency to effect such repurchase of such Mortgage Loan.

## 8.5 Excluded or Rejected Mortgage Loans

If either party discovers that the Loan Servicing Rights for an Excluded Mortgage Loan or a Rejected Mortgage Loan have been sold to Nationstar, such party shall promptly notify the other party of the sale to Nationstar of the Loan Servicing Rights for such Excluded Mortgage Loan or Rejected Mortgage Loan, respectively. In addition to any other remedies available to Nationstar under this Agreement, including but not limited to the remedies contained in Chapter 8.3.3 above, within thirty (30) days of Nationstar discovering or being notified of such Excluded Mortgage Loan or Rejected Mortgage Loan and upon Nationstar providing notice to the Selling PFI thereof, the Selling PFI shall pay to Nationstar an additional amount equal to \$2,500 per such Excluded Mortgage Loan or Rejected Mortgage Loan for the Loan Servicing Rights sold to Nationstar within thirty (30) days of receipt of such notice. If the Selling PFI fails to pay Nationstar for any amounts set forth in this Chapter 8.5, then Nationstar may offset such amounts against the Holdback Funds as determined by Nationstar in its sole and absolute

discretion.

## 8.6 Repurchase Deficiency Amount

If, after receipt of written notice in accordance with this Chapter 8, the Selling PFI fails to timely pay to Nationstar the amount of any SRP Repurchase Price or any Mortgage Loan Repurchase Price in connection with the repurchase of the related Loan Servicing Rights or the repurchase of a Mortgage Loan by the Selling PFI pursuant to this Chapter 8, then Nationstar may offset such Repurchase Price and Mortgage Loan Repurchase Price (collectively, a “Repurchase Deficiency Amount”) against all Holdback Funds held by Nationstar as Nationstar so determines in its sole and absolute discretion. As of any date of determination, the amount of Holdback Funds available shall be equal to Holdback Funds related to the Aggregate Servicing Portfolio, minus the amount of the Holdback Funds applied by Nationstar to offset any amounts owed by the Selling PFI and subject to offset hereunder or under the PFI Servicing Sale Agreement, including, without limitation, the Repurchase Deficiency Amounts and any amount owed by the Selling PFI pursuant to this Manual or the PFI Servicing Sale Agreement. To the extent any Repurchase Deficiency Amount exceeds the amount of Holdback Funds for the related Monthly Servicing Portfolio, Nationstar shall be permitted to apply any excess Repurchase Deficiency Amount against the Holdback Funds remaining on any other Monthly Servicing Portfolio as Nationstar so determines in its sole and absolute discretion.

## 8.7 Set-off Against Holdback Funds

In addition to any rights and remedies of Nationstar provided hereunder, under the PFI Servicing Sale Agreement and by Applicable Law, Nationstar shall have the right, without prior notice to the Selling PFI, any such notice being expressly waived by the Selling PFI to the extent permitted by Applicable Law, upon any amount becoming due and payable by the Selling PFI under this Manual or the PFI Servicing Sale Agreement to set-off, offset, appropriate and apply against such amount any and all Holdback Funds, in any currency, and any other credits, indebtedness or claims, in any currency, in each case whether direct or indirect, absolute or contingent, matured or unmatured, at any time held or owing by Nationstar or any affiliate thereof to or for the credit or the account of the Selling PFI under this Manual, the PFI Servicing Sale Agreement or any other agreement between the Selling PFI and its affiliates and Nationstar and its affiliates. Nationstar agrees promptly to notify the Selling PFI after any such set-off, offset, appropriation and application made by Nationstar; provided that any failure to give such notice shall not affect the validity of such set-off, offset, appropriation and application.

## Chapter 9 SERVICING

### 9.1 General Servicing

For each MPF Government MBS Mortgage sold under the Servicing Released Option, Nationstar will service each Mortgage Loan (a) prior to its pooling into a Ginnie Mae MBS or after repurchase from a Ginnie Mae MBS in accordance with the requirements agreed to between MPF Provider and Nationstar and (b) on or after its pooling into a Ginnie Mae MBS in accordance with the Ginnie Mae guides.

### 9.2 Customer Service

Borrower inquiries should be directed to the Nationstar Customer Service Department (as set forth in Exhibit 6 attached hereto).

### 9.3 Servicing Fees

Nationstar will be entitled to the Servicing Fees for the Mortgage Loans in accordance with the MPF Guides and the PFI Servicing Sale Agreement.

### 9.4 Payment Statement

Upon completion of the loan boarding for each Mortgage Loan after the related Sale Date, Nationstar will send a monthly statement to the Borrower. In the event that the statement is not received in time for the first payment, the Borrower should send the payment as directed by the Selling PFI in the First Payment Letter. The Borrower or the Selling PFI may contact Nationstar Customer Service Department (as set forth in Exhibit 5 attached hereto).

### 9.5 Payment Processing

Processing and application of Principal and Interest Payments, and Taxes and Insurance (as applicable) for each Mortgage Loan will be managed by Nationstar following the completion of its loan boarding after the related Sale Date. Borrower payments and other funds related to the Mortgage Loan which are received by a Selling PFI on or after the Sale Date must be endorsed to the order of Nationstar and forwarded by overnight mail the next business day following receipt to the address shown in the Nationstar Contact Information (as set forth in Exhibit 5 attached hereto). The Selling PFI must not issue receipts for payments received or indicate that immediate credit will be given. Payments by a Borrower will not be considered received until processed by Nationstar. Payments sent by Borrower should be directed to the address designated in the Nationstar Contact Information (as set forth in Exhibit 5 attached hereto).

### 9.6 Custodial Account Management

Upon completion of the loan boarding for each Mortgage Loan after the related Sale Date, Nationstar will manage the Custodial Accounts related to the Mortgage Loan and the monthly remittance of funds to Ginnie Mae.

## 9.7 Escrow Account Management

Following the netting or offset of the Escrow Funds by Nationstar against its payment of the SRP to the Selling PFI as provided in Chapter 6.6 of this Manual, the payment of applicable insurance premiums and property taxes, as well as the Borrower Escrow Payment analysis, will be managed by Nationstar. For each Mortgage Loan, any insurance correspondence and tax bills, which are received by a Selling PFI on or after the related Sale Date, must be forwarded by overnight mail the next business day after receipt to the address shown in the Nationstar Contact Information (as set forth in Exhibit 5 of this Manual).

## 9.8 Default Management

In the event of Borrower default after the related Sale Date of the Mortgage Loan to the MPF Provider, Nationstar will perform all delinquency management (including collection, loan modification, forbearance, foreclosure, short sale, bankruptcy management, REO, all necessary advances and other related duties).

**DEFINITIONS:**

All capitalized terms used but not defined in this Glossary shall have the meanings provided in the MPF Guides, the PFI Agreement or the PFI Servicing Sale Agreement; provided, however, that to the extent any capitalized term has a conflicting meaning in such agreements, the meaning set forth in the PFI Servicing Sale Agreement shall control unless otherwise specified in this Manual.

Unless a different definition is specifically required in a particular document or context, the following words and phrases shall have the meanings specified below when they are used in this Manual:

**“Aggregate Servicing Portfolio”**: Shall have the meaning set forth in Section 2.1(b) of the PFI Servicing Sale Agreement.

**“Concurrent Sale MC”**: Shall have the meaning set forth in the PFI Servicing Sale Agreement, which is a type of a “Master Commitment” issued and identified in the MPF Guides providing for sale of MPF Government MBS Mortgages pursuant to the Servicing Released Option.

**“Defective Servicing Right”**: Shall have the meaning set forth in Chapter 8.3.3 hereof.

**“FHLBC”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“Holdback Funds”**: Shall have the meaning set forth in Chapter 6.4.1(b) hereof.

**“Holdback Payment Date”**: Shall have the meaning set forth in Chapter 6.4.1(b) hereof.

**“Loan Data Adjustment”**: Shall have the meaning set forth in Chapter 6.4.2 hereof.

**“MC”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“Monthly Payment Date”**: Shall have the meaning set forth in the PFI Servicing Sale Agreement.

**“Mortgage Loan Repurchase Price”**: Shall have the meaning set forth in Chapter 8.3.1 hereof.

**“MPF Guides”**: Shall have the meaning set forth in Chapter 1.1 hereof.

**“MPF Provider”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“Nationstar”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“PFI”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“PFI Agreement”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“PFI Servicing Sale Agreement”**: Shall have the meaning set forth in the second introductory paragraph to Chapter 1 hereof.

**“Program Credit Matrices”**: Shall mean the underwriting requirements of Nationstar as defined in Chapter 4.2 hereof.

**“Repurchase Deficiency Amount”**: Shall have the meaning set forth in Chapter 8.6 hereof.

**“RESPA”**: Shall have the meaning set forth in Chapter 4.4 hereof.

**“Sale Date”**: The date of purchase of a Mortgage Loan by the MPF Provider.

**“Selling PFI”**: Shall have the meaning set forth in the first introductory paragraph to Chapter 1 hereof.

**“Servicing Released Option”**: Shall have the meaning set forth in the first sentence of Chapter 1 hereof.

**“Servicing Released Premium” or “SRP”**: With respect to the sale of Loan Servicing Rights related to a Mortgage Loan, an amount equal to the product of (x) the Servicing Released Premium Percentage and (y) the unpaid principal balance of such Mortgage Loan as of the Sale Date, subject to the conditions under this Manual and the PFI Servicing Sale Agreement.

**“Servicing Released Premium Percentage” or “SRP Percentage”**: With respect to the sale of Loan Servicing Rights related to a Mortgage Loan, the applicable percentage set forth in the Servicing Released Premium/Pricing Schedule as posted on the eMPF® website in accordance with Chapter 3 hereof, a form of which is attached as Exhibit 2 to this Manual.

**“SRP Repurchase Price”**: With respect to the repurchase of the Loan Servicing Rights for a Mortgage Loan pursuant to Chapter 8.3, the amount equal to the sum of (a) the applicable Purchase Price Percentage used for the original purchase of such Loan Servicing Rights, multiplied by the unpaid principal balance of such Mortgage Loan, plus (b) the reimbursement of all unreimbursed Advances for such Mortgage Loan paid by Nationstar to the extent not otherwise reimbursed as part of the payment of the Mortgage Loan Repurchase Price (as defined in the PFI Servicing Sale Agreement), plus (c) the reimbursement of all other unreimbursed out-of-pocket losses, costs and expenses incurred by Nationstar in connection with such Loan Servicing Rights and such Mortgage Loan, which include, without limitation, all costs and expenses incurred by Nationstar in effectuating the repurchase of such Loan Servicing Rights, including, if applicable, transferring the servicing and forwarding documents to the Seller for such Loan Servicing Rights and such Mortgage Loan, but which excludes such losses, costs and expenses to the extent that they are a result of Nationstar’s failure to service such Mortgage Loan in compliance with Accepted Servicing Practices, provided that such failure was not as a result of Seller’s breach of this Agreement.

**“Uncured Document Exception”**: Shall have the meaning set forth in Chapter 8.3.2 hereof.

**TABLE OF CONTENT - EXHIBITS**

<b><u>Exhibit Title</u></b>	<b><u>Exhibit No.</u></b>
Selling PFI Information	1
Servicing Released Premium/Pricing Schedule	2
First Payment Letter	3
Electronic Servicing File Checklist	4
Nationstar Contact Information	5
Daily Sale and Rejection Report	6
Nationstar Goodbye Letter	7
Tax Information Sheet	8
Mortgagee Letter for Insurance (Sample)	9
Recorded/Final Documents Checklist	10
Tax Bill Authorization	11

**EXHIBIT 1 SELLING PFI INFORMATION**

Complete and return as required by Chapter 1 of the Manual.

Contact Purpose		Selling PFI Contact Information	
Selling PFI Name:			
Selling PFI Number:			
Street / Overnight Delivery Address:			
Mailing Address (if different than above):			
Selling PFI Toll-Free Telephone Number:			
Selling PFI Main Telephone Number:			
Selling PFI Borrower Correspondence Address (if different from above)			
Selling PFI Contact	Telephone	Facsimile	Email
Primary Contact:			
Secondary Contact:			
Funding Contact*:			

\*The person who should be made aware of items such as SRP payments / refunds and debits / credits to the PFI's account with the MPF Provider.

Selling PFI Wire Instructions:	Information for SRP Payment
Depository Name:	
Address:	
City, State, Zip Code:	
ABA Number (9 digits):	

EXHIBIT 2 SERVICING RELEASED PREMIUM/PRICING SCHEDULE



Indicative Pricing for Government Fixed Rate Flow Servicing

Effective: Month Year

30 YR Note Rate	Servicing Value (%)									
	MPF® Government MBS 30 Year					MPF® Government MBS 15 Year				
	30 YR FHA	<620 30 Year FHA	30 Year FHA/VA Streamline, 30 Year VA or 30 Year USDA	<620 FICO (30 Year FHA/VA Streamline, 30 Year VA or 30 Year USDA)	15YR Note Rate	15 YR FHA	<620 15 Year FHA	15 Year FHA/VA Streamline, 15 Year VA or 15 Year USDA	<620 FICO (15 Year FHA/VA Streamline, 15 Year VA or 15 Year USDA)	
2.375					1.625					
2.500					1.750					
2.625					1.875					
2.750					2.000					
2.875					2.125					
3.000					2.250					
3.125					2.375					
3.250					2.500					
3.375					2.625					
3.500					2.750					
3.625					2.875					
3.750					3.000					
3.875					3.125					
4.000					3.250					
4.125					3.375					
4.250					3.500					
4.375					3.625					
4.500					3.750					
4.625					3.875					
4.750					4.000					
4.875					4.125					
5.000					4.250					
5.125					4.375					
5.250					4.500					
5.375					4.625					

Example Only

Non-Solicitation option will received a 10 basis points reduction

**Government Product Stipulations**

VA, VA IRRL, USDA, and FHA Streamline products are priced 20 basis points back from the FHA 30 and 15 year products. FICOs below 620 receive 35 basis points reduction

"MPF" is a registered trademark of the Federal Home Loan Bank of Chicago.

c

**EXHIBIT 3 FIRST PAYMENT LETTER**

**PAYMENT LETTER TO BORROWER**

FROM: Nationstar Mortgage LLC (NMLS # 2119)  
8950 Cypress Waters BLVD  
Dallas, TX. 75019

RE: MPF Loan Number:  
Property Address:

TO:

Dear Borrower:

The monthly payments on the above referred to loan are to begin on \_\_\_\_\_, and will continue monthly until \_\_\_\_\_.

Your monthly payment will consist of the following:

**PRINCIPAL AND INTEREST \$** \_\_\_\_\_

**MMI/PMI INSURANCE** \_\_\_\_\_

**RESERVE FOR TAXES RESERVE FOR INSURANCE** \_\_\_\_\_

**RESERVE FOR FLOOD INSURANCE** \_\_\_\_\_

**TOTAL MONTHLY PAYMENTS \$** \_\_\_\_\_

You are to make your payments to:

Nationstar Mortgage LLC  
P.O. Box 650783  
Dallas, TX. 75265-0783

Any correspondence, or calls, in reference to your loan, please refer to the above loan number.

Copy received and acknowledged.

Date: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**EXHIBIT 4 ELECTRONIC SERVICING FILE CHECKLIST**

<b>Borrower Name</b>	
<b>MPF Loan Number</b>	

**Required Deliveries to MPF Program Custodian**

The Selling PFI must send all required loan custodial file documents to the MPF Program Custodian see Chapter 5 of the Manual, the MPF Guides, and Other Contacts listed in the Nationstar Contact Information (attached as Exhibit 5 of the Manual).

**Required Deliveries to Nationstar**

The Selling PFI should send the following documents listed below to Nationstar. See Chapters 6.1 and 6.2 of the Manual for delivery time frame and Electronic Servicing File packing requirements.

**ELECTRONIC SERVICING FILE**

**LOAN SERVICING FILE:** With respect to each Mortgage Loan, the Electronic Servicing File shall include each of the following items as applicable:

- (1) Copy of Note with all riders and addenda.
- (2) Mortgage/Deed of Trust and riders.
- (3) Title commitment and/or final Title Policy to include legal description.
- (4) Loan application – Final/Signed and Initial.
- (5) Appraisal, if applicable the Appraisal Certification to Complete (Form 442) and Re-certification of value.
- (6) Closing Disclosure. If the property is located in California, the final Closing Disclosure and included addendums and final Closing Disclosure.
- (7) All required disclosures including RESPA and TIL disclosures, to include loan estimate(s) and closing disclosure(s).
- (8) Underwriting Approval and/or Underwriting Transmittal Summary.
- (9) Credit Report.
- (10) First Payment Letter.
- (11) Hazard Insurance policy with Mortgagee clause to Nationstar or if not in Nationstar Mortgage's name, a Mortgagee Letter, as required by Chapter 6.9 of the Manual.
- (12) Copies from the "Loan Custodial File" of all loan documents not listed above.
- (13) Verification of employment and income, as required.
- (14) Verification of assets and source and amount of down payment, as required.
- (15) All required disclosure statements and statement of mortgagor confirming receipt including the final executed TIL.
- (16) Sales contract, if applicable.
- (17) Closing package executed by the borrower.
- (18) RESPA First Payment Letter.
- (19) Previous Servicer Pay History and Servicing Comments / Notes.
- (20) AUS Findings, if applicable.
- (21) All documents necessary (a) to establish the eligibility of the Mortgage Loan for FHA insurance or VA guaranty, and (b) to service the Mortgage Loan in accordance with Agency, FHA, VA, USDA and legal requirements.

- (22) All other processing, underwriting and closing papers and records not listed above which are customarily contained in servicing or credit files as required by FHA, VA, USDA and/or the Agency.
- (23) All other documents and information relating to the origination and servicing of the Mortgage Loans including in the Loan Servicing File through the date on which the files are delivered to Nationstar.
- (24) Tax Bill Authorization in the form of Exhibit 11 of the Manual, which was sent to the taxing authority by the Title Company at Closing to indicate the change in Servicer.

**LOAN CUSTODIAL FILE:** With respect to each Mortgage Loan, the Loan Custodial File shall include each of the following items, which shall be retained by the Custodian or maintained in other servicing mediums in accordance with the PFI MPF Agreement for the Seller, to the extent applicable:

- (1) The original Mortgage Note bearing all intervening necessary endorsements, endorsed to the extent applicable, in accordance with the Agency Requirements.
- (2) The original Mortgage, with evidence of recording thereon or a certified true copy of the Mortgage.
- (3) The short form title insurance policy or the final title insurance policy if available.
- (4) A signed power of attorney or trust agreement in the name of the trust, if applicable to the manner in which the Mortgage Note or Mortgage have been executed.
- (5) All other documents required to be retained by a Custodian in accordance with the Agency Requirements.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_  
Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

**EXHIBIT 5 NATIONSTAR CONTACT INFORMATION**

**NOTE: BORROWERS SHOULD BE GIVEN ONLY THIS INFORMATION**

<b>BORROWER CUSTOMER SERVICE INQUIRIES OR PAYMENTS SENT DIRECTLY BY THE BORROWER</b>	
Customer Service	Customer Service 1-855-430-8490
Servicer's Payment Address for Standard Mail w/Statement	Nationstar Mortgage LLC Attn: Payment Processing P.O. Box 650783 Dallas, TX 75265-0783
Servicer's Payment Address for Standard Mail w/o Statement	Nationstar Mortgage LLC Attn: Payment Processing P.O. Box 650783 Dallas, TX 75265-0783
Servicer's Payment Address for Express Overnight Mail w/Statement	Nationstar Mortgage LLC Attn: Payment Processing 8950 Cypress Waters Blvd Coppell, TX 75019
Servicer's Payment Address for Express Overnight Mail w/o Statement	Nationstar Mortgage LLC Attn: Payment Processing 8950 Cypress Waters Blvd Coppell, TX 75019
Automatic Payment Drafting Information	Visit us online at <a href="http://www.MyNationstarMTG.com">www.MyNationstarMTG.com</a> or contact the Customer Service Department.

**FOR SELLING PFI USE ONLY:**

<b>CONTACT PURPOSE</b>	<b>NATIONSTAR MORTGAGE CONTACT INFORMATION</b>
Ship Servicing Files and final/recorded documents to: (See Chapters 6.1 and 6.2 of the Manual)	<b>Servicing Files via CD/DVD:</b> Nationstar Mortgage LLC Attn: Zach Krouskop 4000 Horizon Way Irving, TX 75063  <b>Copies of Final / Recorded Documents:</b> Nationstar Mortgage LLC Attn: Doc Administration 8950 Cypress Waters Blvd Coppell, TX 75019
Mortgagee Clause for insurance and flood certificate (See Chapter 6.8 of the Manual)	Nationstar Mortgage LLC Its successors and/or assigns P.O. Box 7729 Springfield, Ohio 45501-7729  Toll Free Number: (866) 825-9267

<p>Borrower payments received by the Selling PFI: (See Chapter 9.6 of the Manual)</p>	<p>Checks that include funds for two or more accounts should be accompanied by a detailed listing providing PFI's loan number and amount due each account.</p> <p>All checks should be date-stamped and endorsed as follows:</p> <p><i>Pay to the order of Nationstar Mortgage LLC without recourse.</i></p> <p><i>By (Name of Signer) (Title of Signer) (Name of Company)</i></p> <p>PFI agrees <u>to forward on a daily basis all payments received via overnight delivery to:</u></p> <p>Nationstar Mortgage LLC Attn: Payment Processing/Service Transfer Payments 8950 Cypress Waters Blvd Coppell, TX 75019</p>
<p>Insurance correspondence and tax bills received by the Selling PFI: (See Chapter 9.8 of the Manual)</p>	<p>All correspondence, insurance renewals, cancellation notices, customer inquiries, etc., received by PFI shall be identified with the PFI's loan number and forwarded via overnight delivery within 5 days of receipt:</p> <p>Nationstar Mortgage LLC Attn: Service Transfer Correspondence 4000 Horizon Way Irving, TX 75063</p> <p>All Qualified Written Responses, received by the PFI must be forwarded to Nationstar Mortgage, LLC via overnight delivery within 2 days of receipt:</p> <p>Nationstar Mortgage LLC P.O. Box 630348 Irving, TX 75063</p>

**EXHIBIT 6 DAILY SALE AND REJECTION REPORT**

The following information should be provided for each loan using an excel format and uploaded through the eMPF website under the Transactions tab via the PFI Document Upload Utility

PFI Loan Number  
MPF Loan Number  
Borrower Last Name  
Borrower First Name  
Property Address  
State  
Zip Code  
Origination Date  
First Payment Due Date  
Date Submitted to FHLBC for Purchase  
Rejection Reason  
Servicing Transfer Date  
Purchase Date

## EXHIBIT 7 NATIONSTAR GOODBYE LETTER



8950 Cypress Waters Blvd., Coppell, Texas 75019

«GBL\_Print\_Date»

«A1FNAM» «A1LNAM»

«A1ADD1» «A1ADD2»

«A1CITY» «A1STAT» «A1ZIP»

Re: **NOTICE OF ASSIGNMENT, SALE OR TRANSFER OF SERVICING RIGHTS**

Nationstar Mortgage LLC Loan Number: «A1LOAN»

Applicable Property Address: «SMP010» «SMP020»

«SMP030», «SMP040» «SMP050»

Dear «A1FNAM» «A1LNAM»,

You are hereby notified that the servicing of your mortgage loan, that is, the right to collect payments from you, is being assigned, sold or transferred from Nationstar Mortgage LLC to «**New\_Servicer\_Name\_»**, effective «**Xfer\_Date**».

The assignment, sale or transfer of the servicing of the mortgage loan does not affect any term or condition of the mortgage instruments, other than terms directly related to the servicing of your loan.

Except in limited circumstances, the law requires that your present Servicer send you this notice at least 15 days before the effective date of transfer, or at closing. Your new Servicer must also send you this notice no later than 15 days after this effective date or at closing.

Your present Servicer is Nationstar Mortgage LLC. If you have any questions relating to the transfer of servicing from Nationstar Mortgage please do not hesitate to contact the Customer Support Center toll free at 1-888-480-2432 between the hours of 8:00 AM to 8:00 PM Monday through Thursday, 8:00 AM to 6:00 PM Friday and 8:00 AM to 2:00 PM on Saturday Central Time or by mail at:

Nationstar Mortgage  
Attn: Customer Support Center  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

**Your new Servicer will be «**New\_Servicer\_Name\_»**. If you have any questions relating to the transfer of servicing to your new Servicer, you may call the Customer Service Department of your new Servicer toll- free at **Toll Free Phone Number** between the hours of «**Hours\_of\_Operation\_»**. Please note the following important address information for**

«New\_Servicer\_Name\_»:

**Correspondence Address:**

«New\_Servicer\_Name\_»

Selling PFI address

**Payment Address:**

«New\_Servicer\_Name\_»

Selling PFI address

The date that your present Servicer will stop accepting payments from you is «M\_1\_Day\_before\_Xfer\_Date». The date that your new Servicer will start accepting payments from you is «Xfer\_Date». Send all payments due on or after that date to your New Servicer.

The assignment, sale, or transfer of the servicing of the mortgage loan will require you to contact all hazard and flood insurers to add «New\_Servicer\_Name\_» as loss payee at the below address. For Escrow accounts, insurers need to send billing statements/invoices to the «New\_Servicer\_Name\_» Loss Payee. **Be sure to provide «New\_Servicer\_Name\_» with a copy of the Notice to the Insurance Provider.**

«New\_Servicer\_Name\_»

«Mortgage\_Clause»

If your loan has optional insurance, your mortgage life insurance, disability insurance and/or other optional products will be discontinued at the time of transfer. If you wish to maintain coverage you must contact your provider about direct billing. If your loan does not have optional products, and you wish to obtain them, you will need to contact your new service provider.

If you are making payments to the present servicer by means of automatic deduction, this service will not continue with the new servicer, and any payments currently scheduled to draft after the effective transfer date «Xfer\_Date» will be cancelled. To set up automatic deduction with your new servicer, please contact their customer service department.

If you are currently participating in or being considered for a foreclosure avoidance program or loan modification program such as the Home Affordable Modification Program, we will be transferring any supporting documentation you may have submitted to us to your new servicer. Until the transfer date, you should continue to make your payments (e.g., trial payments if attempting to qualify for a modification) to Nationstar Mortgage LLC. After transfer, you should make all payments to «New\_Servicer\_Name\_» until such time that you are provided additional direction. Unless you have received a decision from Nationstar regarding qualification for these programs, decisions regarding qualification for these programs will be made by «New\_Servicer\_Name\_». If you have received a decision from Nationstar, «New\_Servicer\_Name\_» will be advised of that decision and will complete the processing of your workout in accordance with that decision.

Under Federal law during the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old Servicer before its due date may not be treated by the new loan Servicer as late, and a late fee may not be imposed on you.

Sincerely,

Nationstar Mortgage LLC

Nationstar is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt from you personally to the extent that it is included in your bankruptcy or has been discharged, but is provided for informational purposes only.



**EXHIBIT 9 MORTGAGEE LETTER FOR INSURANCE (SAMPLE)**

December 23, 2013

Your Agent  
Used For Invalid Payee Codes.  
. Ga

Loan Number: 01234567891  
Customer Name: FirstName LastName  
Property Address: 1308 Cork Crossing, Mcdonough, GA 30252  
Policy Number: 1234567891234

To Whom It May Concern:

Please take notice that effective , the referenced loan was transferred for servicing to .

Accordingly, please update your file regarding the above project to reflect the new servicer on all relevant insurance renewal notices, policies, and correspondence effective immediately and forward such items to the address shown below.

Thank you for your cooperation in this matter.

Sincerely,

Insurance Center

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**EXHIBIT 10 RECORDED/FINAL DOCUMENTS CHECKLIST**

<b>Borrower Name</b>	
<b>MPF Loan Number</b>	

The Selling PFI must send all required original custodial documents to the MPF Program Custodian (see Chapter 5 of the Manual, MPF Guides, and Other Contacts listed in the Nationstar Contact Information, Exhibit 5 of the Manual).

Copies of the following documents should be uploaded through the PFI Document Upload Utility on the eMPF website in the order listed below. This checklist must be attached to the recorded and/or final documents sent for each Mortgage Loan. See Chapter 6.10 for delivery time frame and file packing requirements. .

Check documents that are attached to this checklist:

\_\_\_\_\_ Recorded Security Instrument and all applicable riders.

\_\_\_\_\_ Final title policy and all endorsements, or final title opinion.

\_\_\_\_\_ Recorded Intervening Assignments.

\_\_\_\_\_ Recorded Intervening Assignment in MERs.

\_\_\_\_\_ For New York properties only, recorded Consolidation Extension Modification Agreement (CEMA) and all exhibits.

\_\_\_\_\_ Recorded Power of Attorney (if recording is required).

\_\_\_\_\_ The original Guaranty or Mortgage Insurance from the applicable Agency.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

**EXHIBIT 11 TAX BILL AUTHORIZATION**

<b>Borrower Name</b>	
<b>MPF Loan Number</b>	

**AUTHORIZATION**

Tax identification number: \_\_\_\_\_

Tax Assessor / Collector

<address>

<address>

Dear Tax Assessor / Collector:

I hereby request that you send all future real estate tax bills for the property located at the address indicated below, to:

Nationstar Mortgage LLC

Attn: Tax Department

4000 Horizon Way

Irving, TX 75063

Property Address: \_\_\_\_\_

**This authorization should continue in effect until I notify you otherwise or until I sell this property.**

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_