

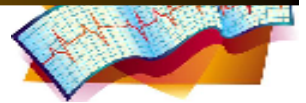


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PORTFOLIO ANALYTICS SUMMARY



PREPARED FOR:

CONFIDENTIAL CUSTOMER

DELIVERED TO: XXXXXX
c/o www.CONFIDENTIAL CUSTOMER.com

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TABLE OF CONTENTS

Breakdown of Portfolio:	5
PORTFOLIO ANALYTICS SUMMARY	6
List # 1	6
ARM PAYMENT RESET OPPORTUNITY	6
List # 2	8
ARM PRE-PAY EXPIRATION OPPORTUNITY	8
List # 3	9
ARM MAXIMUM INTEREST RATE OPPORTUNITY	9
NEGATIVE AMORTIZATION LOANS	10
List # 5	11
INTEREST ONLY LOANS	11
PURCHASE MONEY LOAN	13
List # 8	13
REVERSE MORTGAGE PROSPECT OPPORTUNITY	13
List # 9	14
EQUITY ANALYSIS	14
List # 10	15
RATE & TERM REFI OPPORTUNITY	15
List # 10	16
List # 11	17
CONSOLIDATION LOAN OPPORTUNITY	17
List # 12	18
EQUITY LOAN OPPORTUNITY	18
List # A	19
CORNFORMING LOAN OPPORTUNITY	19
Miscellaneous Findings of Interest	21
ABOUT US	25
Executive Overview ..(0).....(000000).....	25
Geographic Superiority	26
Unrivaled Data Depth	26
Superior Content and Timelines	26

Executive Summary

(Please note that this is only our observations and conclusion being stated)

Objectives of this report:

CONFIDENTIAL CUSTOMER LENDER is seeking to examine its current Customership to identify hidden opportunities for acquisition and retention of mortgage products.

More specifically, CONFIDENTIAL CUSTOMER LENDER is looking to achieve improved financial and operational performance in the following areas:

Financial

- Improve Yield Spread and Fee Income
- Lower Marketing Expenses through better decisioning
- Reduce Loan Acquisition Cost

Operational

- Identify Hidden Mortgage Portfolio Risks
- Increase Customer Wallet Share
- Identify and Track Lost Leads/Opportunities
- Reduce Loan Run-Off (Attrition)

Strategic

- Gain Surgical Competitor Intelligence
- Capture information missing from MCIF
- Gain competitor intelligence on our Customers
- Discover product niches/weaknesses

The outcome of the summary portfolio analysis will be used to assist in quantifying these opportunities.

Possible Campaign Opportunities:

- ✿ Conversion opportunities on adjustable mortgages to a fixed are fairly significant, this is outlined on pages 4, 6, 8, 9.
- ✿ Conversion opportunities of a high interest rate adjustable loan to either a fixed or lower rate are outlined on pages 7, 8 and 9. These show great promise for increase portfolio size.
- ✿ Opportunities for add on equity loans are outlined on pages, 11, 12, 13, and 16 and are extremely beneficial to take a look at.
- ✿ Opportunities to convert Customers with non LENDER loans to a LENDER product are shown on page 7, 10, and 15.

Positive Portfolio Notations:

- ✿ CONFIDENTIAL CUSTOMER currently has a great deal of visibility in the subsequent, junior mortgage arena.

Possible Negative Portfolio Notations:

- ✿ There is risky Adjustable rate loans that could lead to defaults as outlined on page 6.
- ✿ The amount of Customers with negative amortization loans and negative equity on their property is extremely high. These are outlined on page 8 and 12. These present high risk to the LENDER and it is recommended that they are monitored very closely for defaulting.

Statistical File Details

Breakdown of Portfolio:

Observation: Out of 32,531 records submitted, there was a 13 % or 4355 record of the file with a conflict between the LENDER portfolio data and the data GNRC has on file. Please refer to the chart below.

Full Match: Owner & Address	-	15,204
Match but al Mortgages Released	1,345	
Match but No Mortgage Data Available	3,154	
Partial Match: Address Only	-	4,355
-	Incomplete Data File Supp ec	8,473

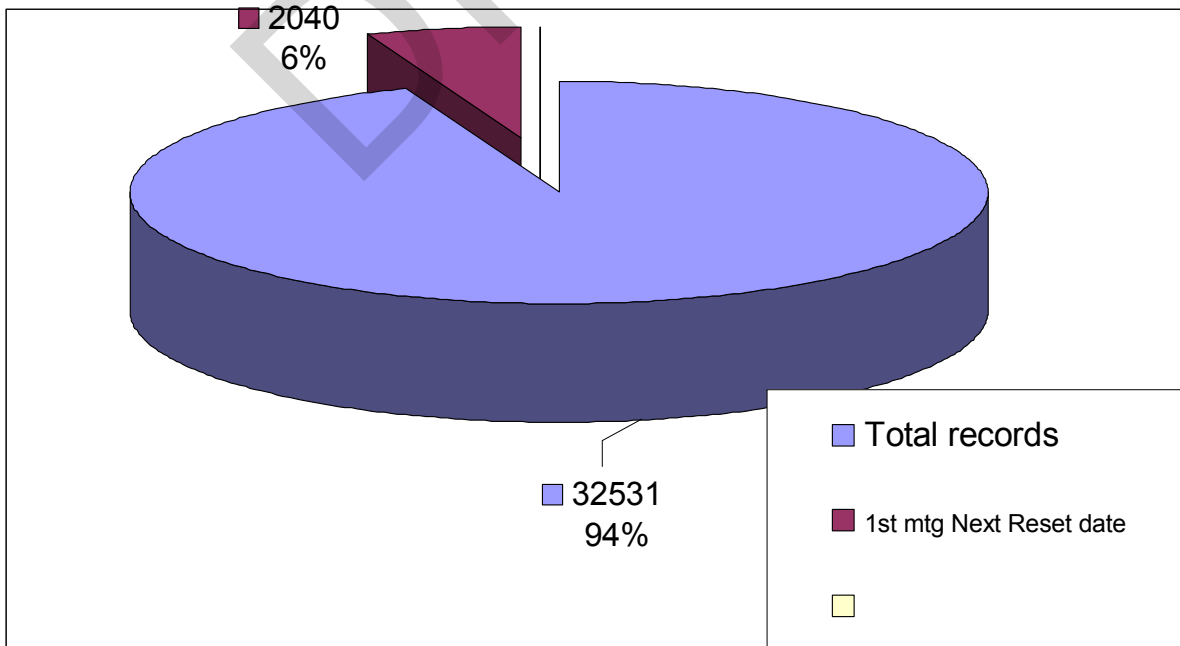
PORTFOLIO ANALYTICS SUMMARY

List # 1

ARM PAYMENT RESET OPPORTUNITY

Def: Identifies Customers with a first or next payment reset date.

Observation: The current portfolio for CONFIDENTIAL CUSTOMER is showing over 2,000 records that are in an adjustable rate reset date program and are available for refinance or consolidation opportunities. Total amount of the loans involved in this program is \$482,382,004.



1924 Next Reset dates are "Other" lenders

116 are CONFIDENTIAL CUSTOMER

CU

Payment Change Date

Observation: The majority of the reset opportunity is in the years 2009 to 2012. With a significant portion coming due in 2008, this is a great opportunity for refinance or consolidation of these ARM loans.

1st Position Mortgage Initial Reset Date Ranges

Initial Reset Date from 2009 to 2012	876 records with total Sum of Loan Amt : 233,908,513
Initial Reset for 2008	457 records with total Sum of Loan amt.: 98,574,537
Dates of Initial reset prior to 2008	330 records with total Sum of Loan Amount 91,015,985
Initial Reset Date >2012	212 records with total Sum of Loan Amt: 63,242,174

List # 2

ARM PRE-PAY EXPIRATION OPPORTUNITY

Def: Identifies Customers with pre-payment penalty expirations.

Observation: In addition to the 225 Prepay Expiration loans that are due 60+ days from now, the portfolio file also shows opportunities for 81 Prepays that have passed and not been refinanced and 399 Multi Option pay ARM loans that are available on the portfolio. Total opportunity for this type of consolidation/refinance loan/ new fixed loan is over \$22.5 million.

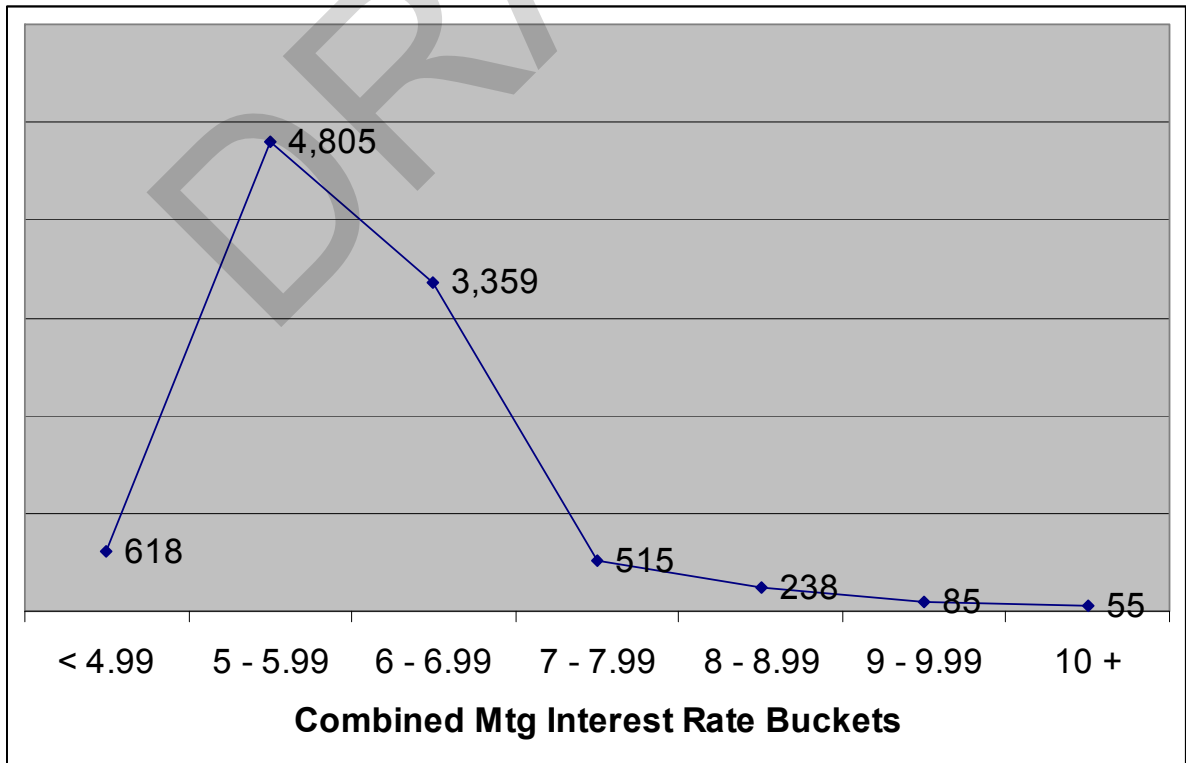


List # 3

ARM MAXIMUM INTEREST RATE OPPORTUNITY

Def: Identifies Customers with the maximum interest rate attainable on their adjustable rate mortgage.

Conclusion: The Adjustable mortgage loans show about 50-50% for fewer than 6 % and over 6%. The 4,252 records falling over 6% are opportunities for a conversion to a fixed loan.



List # 4

NEGATIVE AMORTIZATION LOANS

Def: Identifies Customers with a negative amortizing loan.

Observation: 248 Loans Adjustable rate negative amortization are available in the provided portfolio that could be converted to a fixed loan. The values of these loans are over \$71.5 million in converted or new mortgages. With \$37 million in interest only loans.

The Position with Negative Amortization	Y	N
	\$7408,515	\$4,817,750

Note that half of these neg am loans are interest only loans.

List # 5

INTEREST ONLY LOANS

Def: Identifies Customers with interest only payment loans.

Observation: Based on the \$37 million interest only loans noted in List #4, there is a total 130 making up this amount. Below is a small sample list showing the Maximum Interest Rate that could be achieved on the loan along with the next reset date for the loan. These are prime candidates for a conversion to a fixed interest rate loan.

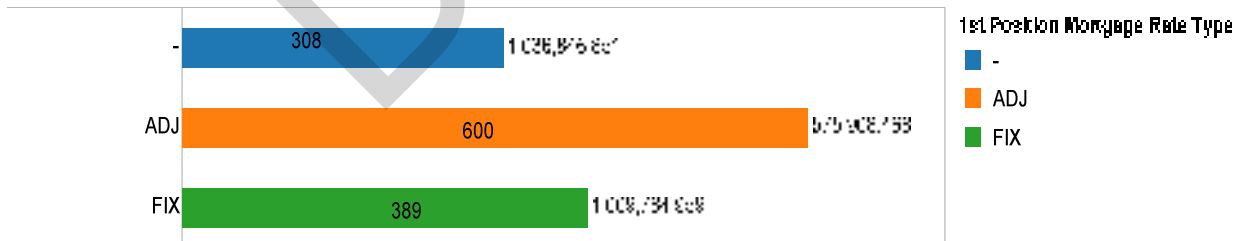
CUST REFID	PROP ZIP	PROP ADDRESS	PRI ARM NEXT RES DT	First Position Mtg (Prime) Max Change Interest Rate
33127	983876013	4818 223RD ST CT E	20080401	19.9
57188	983877739	17210 11TH AVE E	20090201	16.05
64183	980555101	1515 S 28TH PL	20080601	15.55
71333	983387314	7018 242ND ST E	20090101	16.45
72446	983878927	17024 PARK AVE S	20080601	17.4
74596	984981601	9922 112TH ST SW	20081101	15.4
77985	984442672	11011 S SHERIDAN	20080901	15.425
84746	984045801	1101 E 72 ST	20080601	16.15
93304	984096326	5424 S CEDAR ST	20081201	15.7
97660	984454245	2203 189TH ST E	20090401	16.05
99242	984454841	13607 21ST AVE E	20080801	16.55
99554	983875735	5717 208TH ST E	20090101	15.5
102157	98408	1667 S 57TH ST	20080601	15.75
105421	983878170	1210 203RD ST E	20090501	17.45
106867	984091011	4521 S 79TH ST	20080401	19.9
110045	983731164	10218 63RD AVE CT E	20080401	19.9
112397	983607404	1017 BOATMAN AVE NW	20080401	15.65
113632	983874741	7201 201ST ST E	20080401	19.9
119163	984665818	3622 64TH AVE W	20080601	15.75
119757	983877794	16611 14TH AVE CT E	20080501	15.4
121284	984053872	1001 S 25TH ST	20080401	15.35
121514	984454734	2310 155TH ST CT E	20081101	16.095
122485	984044678	1827 E 42ND ST	20081101	15.4
122858	984981328	11013 111TH ST AVE SW	20080801	16.525
123451	983876977	4506 225TH ST CT E	20080501	15.6
123592	984652236	1336 S WOODLAWN ST	20080401	19.9
123857	983875269	8018 207TH ST E	20080701	15.775
125671	983916055	18204 107TH ST CT E	20080801	15.7
127222	98513	5412 KENDRA CT SE	20080901	16.25
127376	983731154	10221 64TH AVE CT E	20090201	16.35
127423	983878050	19602 13TH AVE CT E	20080701	15.35
127479	984044501	4610 PORTLAND AVE	20080501	15.9
127750	983878050	19602 13TH AVE CT E	20080701	15.35
130697	984983643	9111 113TH ST SW	20080401	19.9

List # 6

SUBPRIME OPPORTUNITIES

Def: Any match with the customer's database and our data file. Also to be used to determine if any loan outside of Customer's database is with a sub prime lender.

Observation: The portfolio file has 1297 1st position mortgages with a sub prime lender. Of those 1297 only 1250 of them are owner occupied homeowners. The remaining 47 appear to be using the property as an investment and a rental opportunity. The chart below demonstrates the total \$ amount held by the sub prime lender in each of the three rate types on file. There is a great deal of opportunity to swoop in and convert those 908 adjustable and unknown loans to a fixed rate loan with the LENDER. The value of the loans currently totals over \$1.5 billion dollars.



List # 7

PURCHASE MONEY LOAN

Def: Identifies Customers who do not presently have a match in our database and if provided have a year of birth greater than 21 years.

Observation: There are 12,828 Customers that do not show up as a property owner in the ELPA Database. The year of birth was not supplied so ELPA is unable to process how many of them are over 21 years of age. Note, this is an opportunity to provide current Customers with support and marketing slicks regarding the purchase of a home with LENDER based investments. The median sale price of a home in the last three months in Washington is \$275,000. The opportunity resulting from this is over \$35 million based on the median price. (Note this is also a list that should be removed from other marketing campaigns as it would not be cost effective, i.e. equity or arm conversions).

No record of Property Ownership found	12,828
---------------------------------------	--------

List # 8

REVERSE MORTGAGE PROSPECT OPPORTUNITY

Def: This list identifies Customers who own property 0-20% CLTV and have an age of 62 and greater. Also will identify any Customer who currently has a reverse mortgage listed.

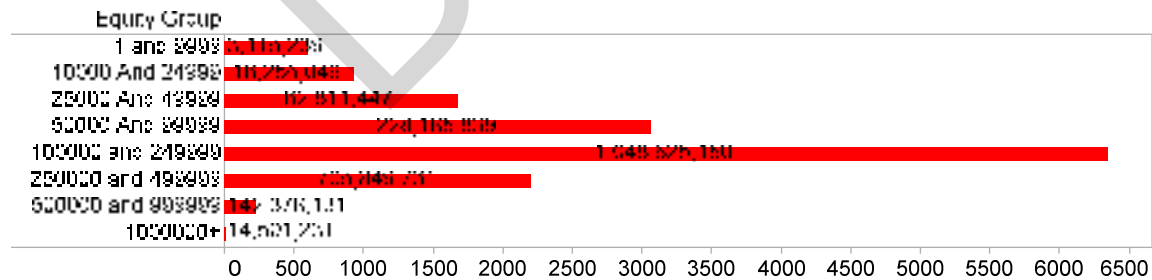
Observation: Note that no date of birth was provided on this file therefore, this analytic opportunity was unable to be worked.

List # 9

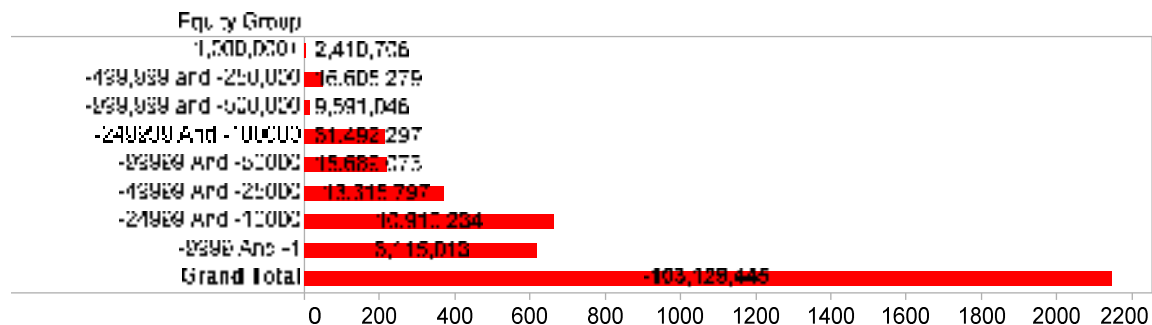
EQUITY ANALYSIS

- Def: A) This list identifies Customers who have equal to or greater than \$10,000 Equity in their residential home.
 B) It will also identify Customers who have Zero and negative equity in the Residential markets. (These would be ineligible prospects for marketing Campaigns)

Observation A: The portfolio notated that the majority of it had equity in their home. Approximately 59 % contained from \$10,000 + in equity, while a substantial 8789 records had over \$100,000 in equity. This concludes that there are approximately 15,062, with a value of over \$2.200 billion dollars that can obtain equity loans or additional equity in their portfolio.



Observation B: While the portfolio has a great deal of equity, there was approximately 8.9% that had significant negative equity. This is a huge risk factor to the LENDER and should be separated out and monitored very closely for foreclosure or short sale issues. With \$103 million in negative equity, this becomes an opportunity for the risk analysis or monitoring list ELPA provides.

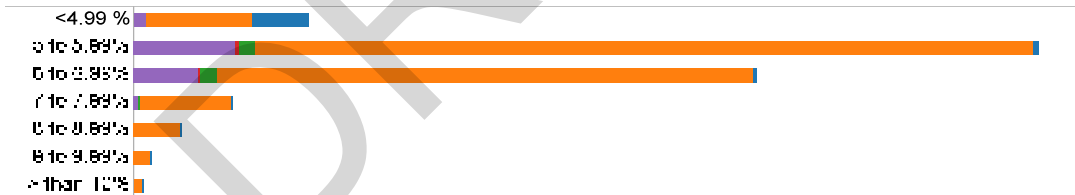


List # 10

RATE & TERM REFI OPPORTUNITY

Def: Identifies Customers with high interest rate loans or Balloon loan on property.

Observation: The portfolio contains a significant amount of records with an interest rate above 6%, 3948, with the majority of them being a conventional loan as compared to a government or private party loan. This provides opportunity to refinance at a much lower rate. There were only 32 subsequent junior mortgages with an interest rate of over 6%.



PRIMARY LOAN TYPE

- UNKNOWN
- CONVENTIONAL
- FHA
- PRIVATE PARTY
- VA

List # 10

RATE & TERM REFI OPPORTUNITY (cont'd)

	UNKN	COV	COVNM	PRPY	Grand Total
<= 7.99%	Cash out/1st	280			280
	Conso data*		74	6	80
	First W/Subordinate		124	5	130
	New First Mortgage		104	1	106
	Rate/Term Refi/1st	3	80	9	92
	Undetermined 1st ..		117	35	152
5 to 5.99%	Undetermined 1st ..		23	6	29
	Cash out/1st		1		1
	Conso data*	3	631	24	662
	First W/Subordinate	1	783	57	842
	New First Mortgage	1	591	19	611
	Rate/Term Refi/1st	17	541	201	768
6 to 6.99%	Undetermined 1st ..	8	981	244	1,228
	Unknown Purpose		326	43	369
	Cash out/1st		1		1
	Conso data*	4	479	19	504
	First W/Subordinate	1	519	31	551
	New First Mortgage	2	596	9	610
7 to 7.99%	Rate/Term Refi/1st	9	516	195	724
	Undetermined 1st ..	3	358	113	474
	Cash out/1st		193	32	230
	Conso data*	1	85	2	88
	First W/Subordinate		63	1	64
	New First Mortgage		158	1	160
8 to 8.99%	Rate/Term Refi/1st		104	13	118
	Undetermined 1st ..		21	9	30
	Cash out/1st	1	22	4	26
	Conso data*		56		57
	First W/Subordinate		35		35
	New First Mortgage		51		51
9 to 9.99%	Rate/Term Refi/1st		80	1	81
	Undetermined 1st ..		2		2
	Cash out/1st		6		6
	Conso data*		23		23
	First W/Subordinate		18		18
	New First Mortgage		4		4
> than 10%	Rate/Term Refi/1st	1	33		34
	Undetermined 1st ..		3		3
	Cash out/1st		3		3
	Conso data*		11		11
	First W/Subordinate		11		11
	New First Mortgage	7	18	3	25
Undetermined 1st ..		2		2	

Observation: First position mortgages had no balloon loans, while subsequent junior mortgages found 324 records with a Balloon loan, making this an opportunity to refinance these risky loans.

1st Positio..	JR3M CTRY'	JR3M CTRY'	JR3 MT..	
-	Balloon	-	-	84
		Equity	-	1
		Equity	-	1
		Forward Commitment	-	2
ADJ	Balloon	-	-	181
		Balloon	Balloon	1
		Reverse Line of Credit	-	1
		Forward Commitment	-	1
FIX	Balloon	-	-	49
		Equity	-	1
		Forward Commitment	-	2
Grand Total				324

List # 11

CONSOLIDATION LOAN OPPORTUNITY

Def: Identifies Customers with a 1st and subsequent mortgages.

Observation: There are many different opportunities where both the 1st and 2nd mortgage is held by CONFIDENTIAL CUSTOMER LENDER, 327, which is about 1.3 % of the portfolio. The portfolio file also shows, 484, that there is opportunity to consolidate the CONFIDENTIAL CUSTOMER Junior Mortgages with a 1st position refinance mortgage while removing other lenders from the scene. This would be a great opportunity for the LENDER to consolidate and help Customers achieve better financial stability. Over ½ of the portfolio, 12,844 records, show that "Other Lenders" have a significant position in the portfolio and could provide additional consolidation opportunities. (See List on page 15)

PRM MGT LNDRNM	JR1 MGT LNDR	JR2 MGT LNDRNM	JR3 MGT LNDRNM (g...)	
HA-RHONSTONE	-	--	--	957
CU	HA-RHONSTONE	--	--	303
	CU	HA-RHONSTONE	HA-RHONSTONE (J)	13
		Other Lenders		1
	Other Lenders	--	--	7
		HA-RHONSTONE	--	107
	Other Lenders	--	--	3
		Other Lenders	--	12
			Other Lenders	3
Other Lenders	-	--	--	8,003
	HA-RHONSTONE	--	--	451
	CU	HA-RHONSTONE	HA-RHONSTONE (J)	26
		CU	Other Lenders	6
		Other Lenders	--	7
			HA-RHONSTONE (J)	23
			Other Lenders	1
	Other Lenders	--	Other Lenders	1
		--	--	4,327
	HA-RHONSTONE	--	--	36
	CU	HA-RHONSTONE (J)	HA-RHONSTONE (J)	12
		Other Lenders	Other Lenders	6
		Other Lenders	--	484
			HA-RHONSTONE (J)	14
			Other Lenders	188
-	-	--	--	###
	HA-RHONSTONE	--	--	183
	CU	HA-RHONSTONE	--	16
		CU	HA-RHONSTONE (J)	6
		Other Lenders	Other Lenders	3
		Other Lenders	--	8
			HA-RHONSTONE (J)	1
	Other Lenders	--	Other Lenders	1
		--	--	620
	HA-RHONSTONE	--	--	21
		HA-RHONSTONE (J)	HA-RHONSTONE (J)	5
		Other Lenders	--	111
			HA-RHONSTONE (J)	4
			Other Lenders	32

List # 12

EQUITY LOAN OPPORTUNITY

Def: Identifies Customers with an existing 1st and 2nd mortgage loan with Equity; or 1st only with equity; or stand alone 2nd with equity; or no loan with equity.

Observation: Shown below is a chart using the CLTV ratio to plot out which Junior Mortgage with either an "OTHER" lender or CONFIDENTIAL CUSTOMER. The higher CLTV resides with Other Lenders and with an estimated equity of just short of \$7 million.

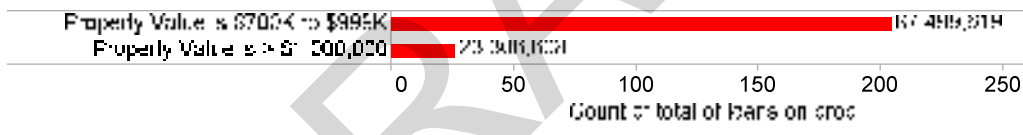
JR1 MIG LNDNRNM..	JR2 MIG LNDNRNM..	JR3 MIG LNDNRNM..	PR1 MIG LNDNRNM..	Sum of EST EQ..
HARBOR \$IQNF	Other	HARBOR \$IQNF	Other	0 7M
HARBORS IQNF CU	HARBORS IQNF CU	HARBORS IQNF CU	1	6
	Other Lenders			7
	Other Lenders	HARBORS IQNF CU		1
		Other Lenders		1
Other Lenders	HARBORS IQNF CU	HARBORS IQNF CU		12
		Other Lenders		6
	Other Lenders	HARBORS IQNF CU		14
		Other Lenders	3	188

List # A

CONFORMING LOAN OPPORTUNITY

Def: Identifies Customers with an existing mortgage and available equity who would qualify for a jumbo conforming loan in today's market.

Observation: There are 230 opportunities where a property could qualify for a jumbo conforming loan, to a total equity involved shown below.



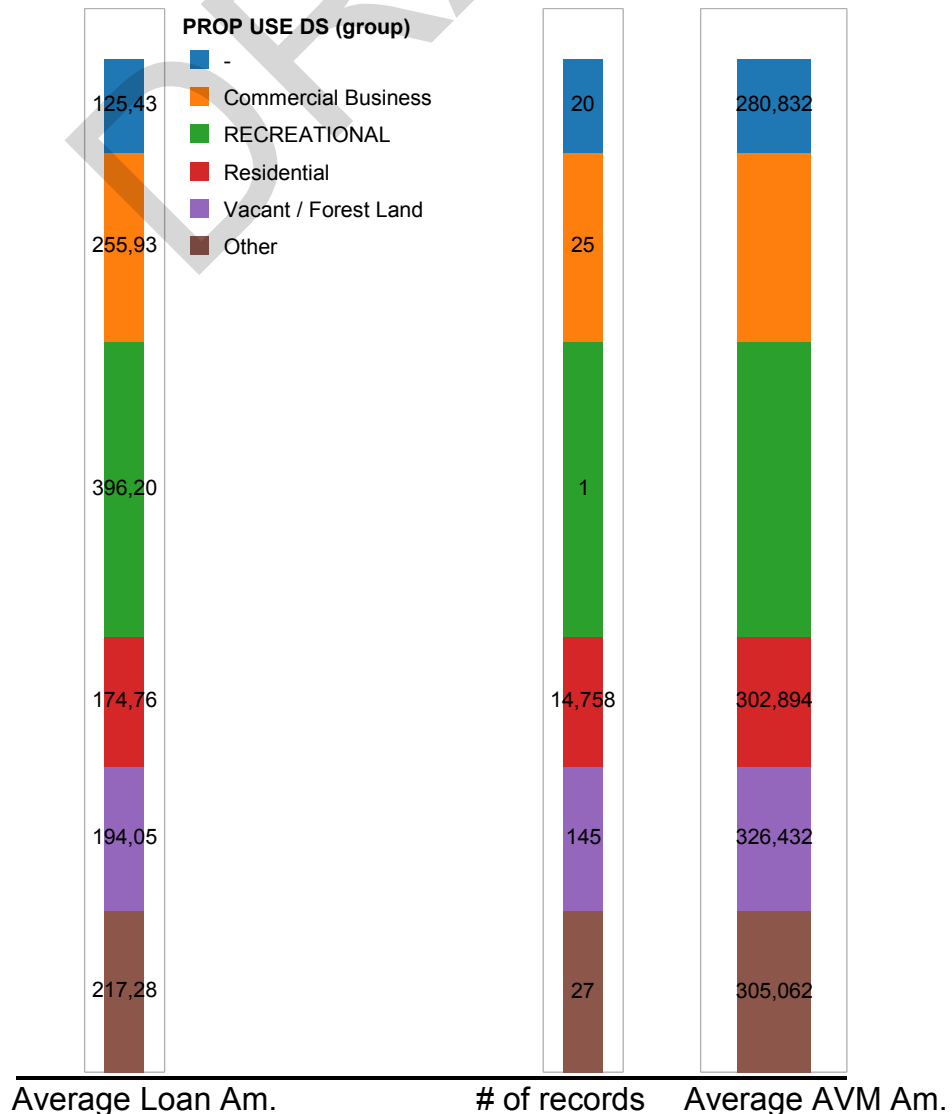
PRICING MATRIX FOR PORTFOLIO

List #	Description	# Records	Unit Price	Extended Price
1	ARM Payment Reset Opportunities	2100	\$ 2.67	\$ 5,607.00
2	ARM Pre-Pay Expiration Opportunities	399	\$ 2.67	\$ 1,065.33
3	ARM Maximum Interest Rate Opp.	4252	\$ 2.67	\$11,352.84
4	Negative Amortization Loans	248	\$ 2.67	\$ 662.16
5	Interest Only Loans	130	\$ 2.67	\$ 347.10
6	SubPrime Opportunities	1250	\$ 2.45	\$ 3,062.50
7	Purchase Money Opportunities	12828	\$ 2.45	\$31,428.60
8	Reverse Mortgage Prospects	0	\$ 2.45	\$ -
9	Equity Loan Opportunities	13562	\$ 2.45	\$33,226.90
10	Rate & Term Refi Opportunities	3498	\$ 2.45	\$ 8,570.10
11	Consolidation Loan Opportunities	13328	\$ 2.45	\$32,653.60
12	Equity Loan Opportunities	239	\$ 2.45	\$ 585.55
	Total Ala Carte Lists			\$128,561.68
13	All Inclusive Data	15204	\$1.44	\$ 21,893.76
	(Less: Credit for Summary Analysis)			\$ (5,000.00)
	Net Price All Inclusive Data			\$ 16,893.76
	Regulatory Risk Analysis	1271	\$8.00	\$ 10,168.00

Miscellaneous Findings of Interest

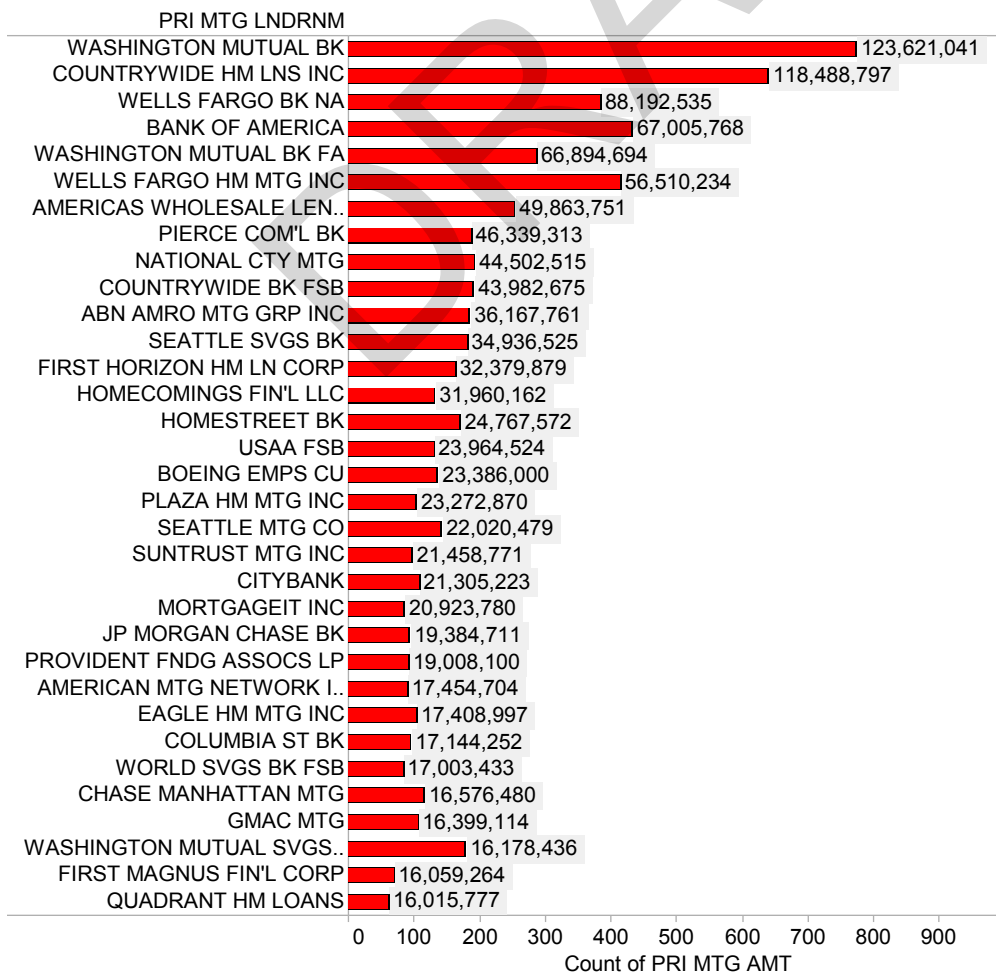
Prop Land Use Type

Observation: Shown below on the left chart is the average loan amount, while the chart on the far right shows the average property valuation, (Pass Prospector: which searches ½ mile from subject property and up to 10 years of sales history on residential use codes), for each of the different land uses that are contained in the portfolio. Note that 45% of the portfolio is residential based properties. There are 145 properties that are vacant land of some type in the portfolio.



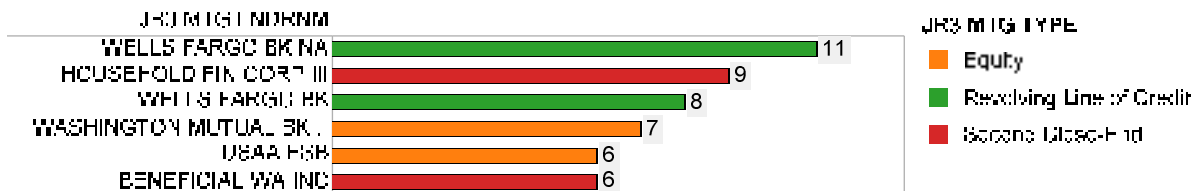
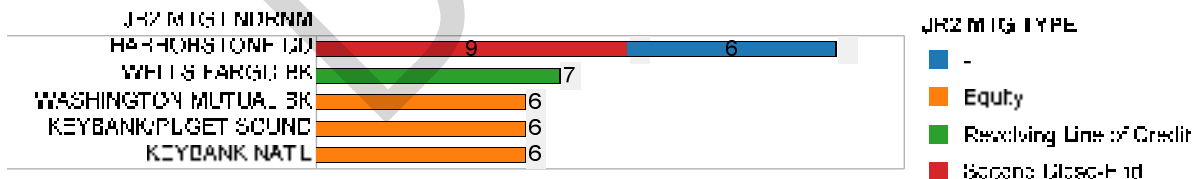
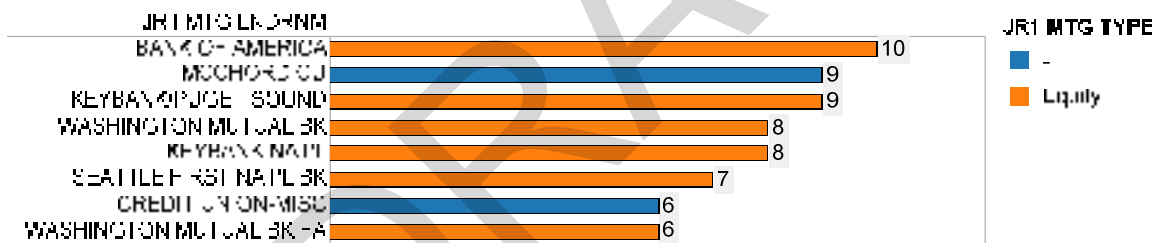
1st Lender name of the portfolio

Observation: The most frequent competitor holding a 1st position mortgage is Washington Mutual Bk with Countrywide and Wells Fargo following close behind, 1793 records total. This represents 7.45 % of the portfolio file. The dollar amount shown on the chart represents the total loan amount held by each lender.



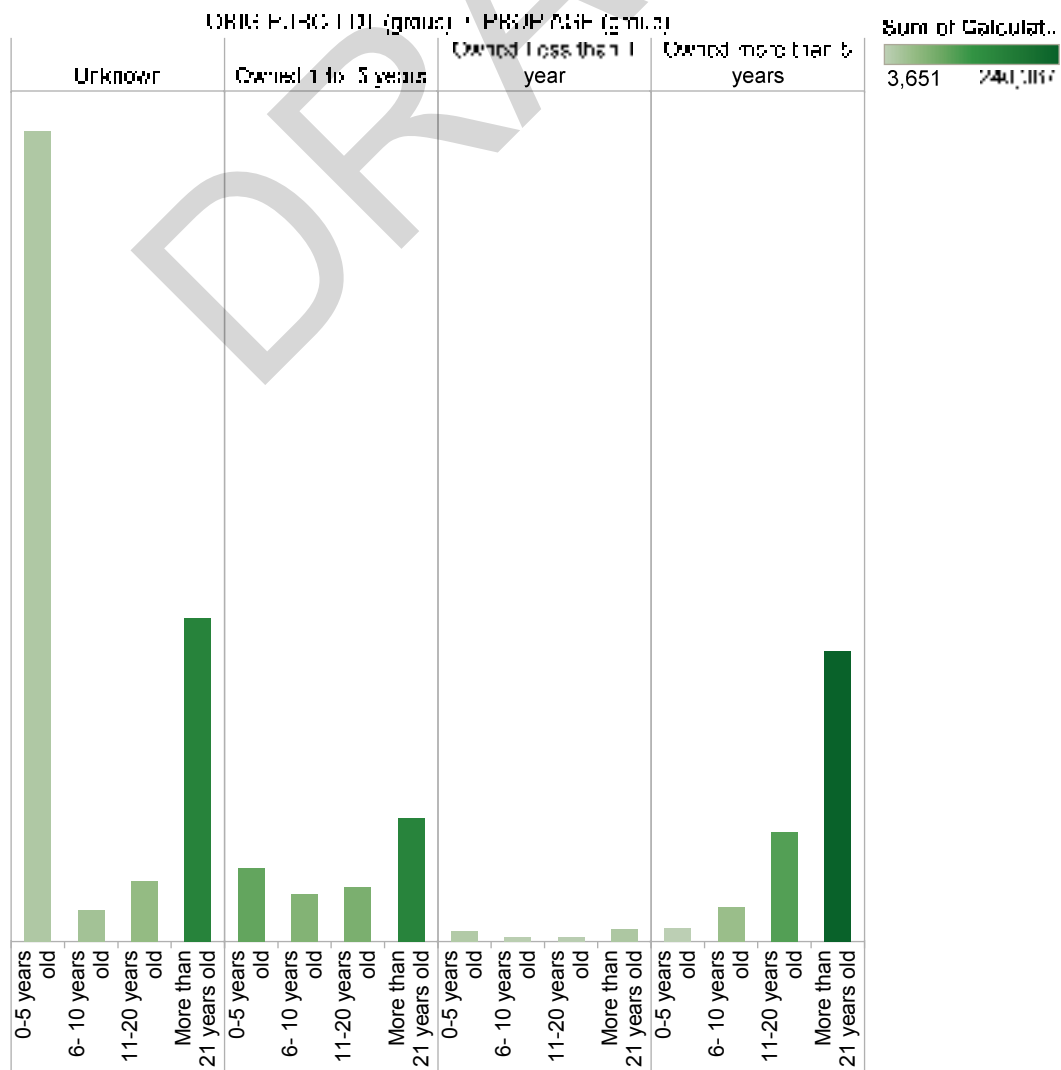
2nd Lender Name on the portfolio

Observation: The majority of the Junior (subordinate) loans taken out by competitors are for Equity and Revolving lines of credit. This looks like a great opportunity for the same type of credit extended by the LENDER.



Property Sale Date

Observation: No surprise here, that the oldest aged homes with the longest ownership have the most equity dollars to be had.



ABOUT US

At Everest Land Portfolio Analytics (ELPA), we understand that the right decisions are based on accurate, timely information. We have to. We are the nation's largest collector and analytic provider of real estate and ownership focused public record information, serving more than 600,000 users nationwide.

Our partners collect data on more than 100 million properties and borrowers annually and on two million property and mortgage transactions each month. Our national coverage extends to more than 97 percent of all transactions in the U.S., reporting on more than 3,000 counties and growing. We provide access to three billion document images using the industry's most innovative technologies and have pioneered advanced analytics on real estate trends, valuations, and market dynamics.

The PULSE Study is an evaluation and planning tool to aid in understanding your LENDER's business functions. We conducted interviews with select management and support staff. Our goal through the PULSE study is to align only those product features of Everest Land Portfolio Solutions that empower the LENDER to solve specific business challenges. The PULSE study is not a financial audit and no opinion is expressed or implied on the financial position of the CONFIDENTIAL CUSTOMER LENDER.

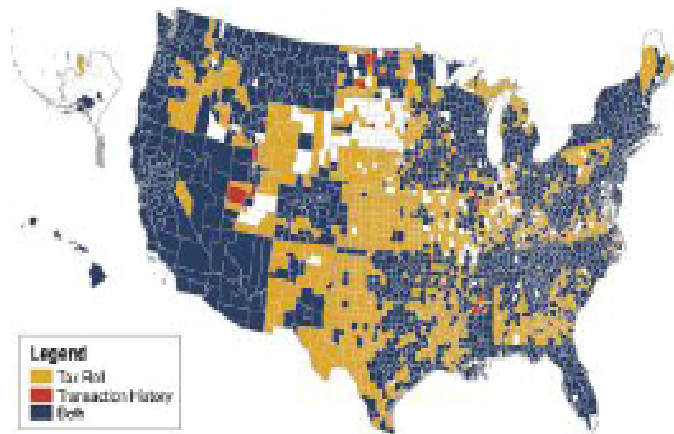
We are pleased to present this report recapping your management team's business challenges, opportunities, recommended solutions and financial impact.

ABOUT 9@D5 TECHNOLOGY AND DATA

Companies that need real estate information depend on our advanced technology and data-rich content to confirm property ownership and location, estimate the market value of a property, locate and prospect for new business, and much more. We deliver comprehensive solutions that make companies across the nation more effective, efficient, and successful every day.

Geographic Superiority

Our national reach delivers data on 2,945 counties, representing more than 97% of all U.S. property transactions. Everest Land continues to work toward our goal of providing coverage on 100% of the nation's property transactions.



Unrivaled Data Depth

With information collected on approximately 4.5 million deed, mortgage, and foreclosure transactions each month, Everest Land covers 99% of the U.S. population. More than 2.5 billion public document images, stored and available for real-time delivery, give our company a ten-fold lead in its market space.

Superior Content and Timelines

Our content goes far beyond Recorder and Assessor records to include household demographics, neighborhood analysis, schools, crime, flood, site-inspected data from real estate professionals and appraisers, and many other types of supplemental data. This robust content is updated daily, providing accuracy and relevance unmatched in the industry.