

Green Tree Servicing Home Affordable Foreclosure Alternative (HAFA) Matrix

All servicers that have signed agreements with the U.S. Department of the Treasury (“Treasury”) to participate in the Home Affordable Modification Program (“HAMP”) must consider eligible borrowers who do not qualify for HAMP for other foreclosure prevention options including Home Affordable Foreclosure Alternatives (“HAFA”) which includes short sale and deed-in-lieu. However, each servicer has some discretion in determining additional eligibility criteria and certain program rules. In order to assist borrowers and their representatives in understanding any unique components of a servicer’s HAFA Policy, Treasury has developed this HAFA Matrix. The summary information in this matrix is prepared solely by Green Tree Servicing LLC (“Green Tree”) and does not represent any determination by the Treasury as to the servicer's compliance with the Treasury's policies and guidance for HAFA. Treasury does not endorse any language or policy described in this matrix. Any questions regarding the information contained in this matrix should be directed solely to Green Tree at 800-643-0202.

The following information is subject to change based on Treasury or investor guidelines. **NOTE: Not all investors participate in HAMP and HAFA, and not all loans are eligible for these programs.**

This section does NOT apply to loans owned by Fannie Mae. To find out if your loan is owned by Fannie Mae, please visit: www.fanniemae.com/loanlookup/

For Fannie Mae HAFA guidelines, visit: www.efanniemae.com/sf/servicing/hafa/

	<p>Last Updated: 10/20/2011</p>
<p>ELIGIBILITY REQUIREMENTS</p>	<p><u>General Eligibility Requirements</u></p> <ul style="list-style-type: none"> • In order to be eligible for HAFA, the loan must have been eligible to be reviewed for HAMP, but a HAMP modification was not completed because: <ul style="list-style-type: none"> ○ Green Tree was unable to approve the loan for a HAMP modification based on HAMP guidelines. ○ A HAMP modification was offered, but the borrower did not accept the offer. ○ The loan was approved for a HAMP trial payment plan, but the terms of the plan were not completed. ○ 14 days after the borrower was notified of their eligibility for HAMP review, they declined a HAMP review. • The loan is in default or default is reasonably foreseeable. • The borrower is able to document a financial hardship. • The property currently must be the borrower’s primary residence, or have been within the last 12 months. • The borrower has not purchased a new home in the last 12 months. • Green Tree has received an executed Short Sale Agreement (SSA) or Deed in Lieu (DIL) agreement by December 31, 2012. <p>NOTE: Eligibility is also dependent on individual investor participation in these programs. Not all investors participate and not all loans are eligible for HAMP/HAFA.</p>

<p>DOCUMENTATION REQUIREMENTS</p>	<p>To facilitate a HAFA request, the borrower must provide the following information:</p> <p><u>Initial Documentation required within 14 calendar days of receipt of the Short Sale Agreement (SSA):</u></p> <ul style="list-style-type: none"> • Completed Request for Modification Assistance form or Request for Modification Affidavit and a signed Dodd Frank Certification form • 4506-T or 4506-T EZ • Evidence of residency, if requested • Income verification • Signed Short Sale Agreement (SSA) • Copy of the property listing agreement signed by all parties • All information regarding the status of subordinate liens and/or negotiations with subordinate lien holders <p><u>Required 3 business days after an executed purchase contract is obtained:</u></p> <ul style="list-style-type: none"> • If a Short Sale Agreement (SSA) was executed, a completed Request for Approval Short Sale (RASS) is required. • If a sales contract is obtained prior to a Short Sale Agreement (SSA) being executed, an Alternative Request for Approval of Short Sale (A-RASS) is required. • Executed purchase/sales contract and all addenda • Buyer’s documentation of funds or buyer’s pre-approval or commitment letter on letterhead from their lender
<p>VALUATIONS</p>	<p>Green Tree does not make recommendations on initial list price or price reductions.</p> <p>Green Tree obtains an Interior Brokers Price Opinion (“IPBO”) completed by a third party vendor who is independent of the transaction. Green Tree’s internal, licensed appraisers will review the IBPO as well as any other significant data to determine the value of the property.</p> <p>If applicable, a dispute with the valuation of the property will be escalated to a member of management within Green Tree’s in-house appraisal area. Green Tree will review any commercially reasonable source of information provided to support the dispute in value.</p> <p>Green Tree will complete the review of value within <u>30 days</u> from receiving <u>all documentation</u> provided to support the dispute in value.</p> <p>Contact the account’s assigned representative to facilitate a dispute in valuation.</p>
<p>PAYMENTS DURING MARKETING PERIOD</p>	<p>Green Tree does not require payments during the marketing period.</p>

DEED-IN-LIEU POLICY	<p>After a property listed for short sale has been actively marketed for <u>120 days</u> without results, a Deed-in-Lieu (DIL) will be considered. The additional conditions for DIL approval are:</p> <ul style="list-style-type: none"> • Agreement to vacate the property which will be no less than <u>30 days</u> from the date of the termination of the SSA or the date of a separate DIL agreement • Property is left in broom clean condition • Delivery of clear, marketable title
AVERAGE TIMELINES	<ul style="list-style-type: none"> • Borrowers have <u>120 days</u> from the signed SSA agreement to sell the home. • Green Tree will advise status of the short sale request within <u>10 business</u> days of receipt of the RASS and <u>all required documents</u>. • Escrow and closing should take place in a reasonable period following the acceptance of the RASS, but closing cannot occur more than <u>60 days</u> after the expiration of the SSA. If closing is scheduled less than <u>45 days</u> from the sales contact date, Green Tree requests from the homeowner written or verbal consent to the short closing timeframe.
CONTACT INFORMATION	<p>For general HAFA questions or for any questions related to a specific HAFA transaction, please contact the representative assigned to the account in question, which may be listed on the account's monthly billing statement. You may also contact our Customer Service department at 800-643-0202 and one of our agents can connect you to the assigned account representative.</p> <p>If you believe your HAFA transaction is not being properly assessed based on HAFA program guidelines found on www.makinghomeaffordable.gov/programs/exit-gracefully/Pages/hafa.aspx, contact Green Tree's internal MHA Escalation Department at 855-858-3873 ext. 33197.</p> <p>If needed, the U.S. Treasury Department provides third party resources to escalate a complaint around your HAFA transaction. Contact MHA Help at 877-300-5454 or the HAMP Solution Center at 866-939-4469.</p>
THIRD PARTY VENDORS	<p>During the HAFA process, the borrower or the borrower's realtor will be contacted by one of our third party vendors in order to complete an IBPO used for the valuation of the property.</p>
<p style="text-align: center;">For general HAFA information visit: www.makinghomeaffordable.gov/programs/exit-gracefully/Pages/hafa.aspx</p>	