



Perfect Opportunity.

Long-Term Security.

XX/XX/XXXX

Sample A Sample
123 Main Street
Anytown, Anystate xxxx

ATTN: CitiMortgage Listing Agent

CitiMortgage REO is excited to introduce a new product that will be offered to buyers of REO properties. CitiMortgage will purchase Unemployment Payment Protection at no cost to the buyer. This program is available to cash buyers as well as those obtaining financing. Note: The following states are excluded from the program at this time: AK, CT, KY, MA, MN, NH, NY, WA, and Puerto Rico.

The program will be advertised in the following ways:

- Advertising post cards and Frequently Asked Questions (FAQ's) will be sent to the listing agent to be placed in the home. (FAQ's sample attached.)
- Sign Riders, to be attached to For Sale signs, will be sent directly to the agents.
- Where possible, we are asking that you place the following comment in MLS - "Seller to provide Unemployment Payment Protection to the buyer at no additional cost. Some restrictions may apply. Offer expires 3/31/10"
- Banner ads will be placed on Realtor.com® and will display randomly during property searches. This ad will drive buyers to the CitiMortgage website which lists available properties and provides your listing agent contact information.

Here is how it works:

- Listing Agent will ensure buyer has completed the registration form (attached). Registration Form must be submitted to CitiMortgage when the contract is submitted for execution. (Scanned with contract in Res.Net.)
- The closing agent will cut the premium check at closing, attach the registration form, and mail directly to the insurer. To confirm, the premium of \$525 will be a seller expense on the HUD.
- The product provider will send Welcome Letter directly to the buyer post closing.

We are very excited about this program and hope that this will attract buyers to CitiMortgage REO properties. Thank you in advance for your continued support. If you have any questions, please contact your Asset Manager.

Sincerely,
CitiMortgage REO Department

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Coverage is not available in AK, CT, KY, MA, MN, NH, NY, WA and Puerto Rico. Offer expires 02/01/10.

SAMPLE



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UNEMPLOYMENT PROTECTION PROGRAM

Frequently Asked Questions

■ What is the Unemployment Protection Program?

The Unemployment Protection Program allows you to have confidence in the purchase of a home, at no extra cost. Should you lose your full-time, qualifying job, the Unemployment Protection Program will pay you \$1,250 per month for up to 6 months. The protection begins 91 days after the closing, for 9 months and provides \$1,250 per month. Other restrictions and limitations do apply.

■ How long am I covered?

The program will be in effect for up to 12 months after the date you close on your home purchase. You are protected for 9 months after the initial eligibility period. Covered payments under the plan will stop earlier if you become employed or self-employed.

■ When do I become eligible?

Eligibility for Payment Protection begins 91 days after you close on your home purchase, and provide proof of eligibility. If you lose your job within the eligibility period, you are not eligible to receive any payments for that job loss occurrence.

■ How long must I be employed to be eligible?

You must be gainfully employed on a full-time basis (at least thirty (30) hours per week) for at least 24 consecutive weeks immediately prior to your unemployment date.

■ If I lose my job after the first 90 days, do my payments begin immediately?

No, you must remain unemployed for thirty (30) consecutive days. If you lose your job involuntarily after the first 90 days and continue to be unemployed for thirty (30) consecutive days, you could become eligible to start receiving monthly payments, if you meet all other program qualifications.

■ If I become unemployed in the middle of the month, does the 30 day qualifying period start on the first day of the next month?

No. The qualifying period will commence on the day you lose your job. You would be eligible to receive your first monthly payment 30 days after the date you became unemployed.

■ What are the program benefit payouts?

Monthly payout amount: \$1,250

Maximum number of payments: up to 6 months

Maximum total benefit: \$7,500

■ If I lose my job, but I don't have a loan payment obligation can I still collect \$1,250 a month?

Yes. If qualified, the benefits will be paid directly to you to cover any expense you choose.

■ In order to take advantage of this program, do I have to finance through a specific lender?

No. You can finance the home through any financial institution, or even purchase the property with cash.

■ Can I renew this coverage or purchase it on my own?

No. This coverage cannot be renewed or purchased.

■ Do all jobs qualify for Unemployment Payment Protection?

No. Persons who are self-employed or own more than 10% of their employer or are temporary (including agency work), casual, seasonal, part-time, contract, irregular, within a period of training/apprenticeship or for a specific task are not eligible.

■ Who do I call if I do not receive my Unemployment Protection Program terms and conditions within 45 days?

Please call our Program Headquarters at 866-764-0244.

■ If I have a claim, what do I do?

Within forty-five (45) days of the date you close on your home purchase, you will receive Unemployment Protection Program terms and conditions in the mail. These terms and conditions will explain this program and provide instructions of what to do if you have become involuntarily unemployed. You must make a claim within 60 days of your unemployment date.

■ Who do I call to file a claim?

Please call our Program Headquarters at 866-764-0244.

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■ How long does it take to process a claim?

Upon receipt of all necessary documents, the claim will be processed within five business days.

■ What are the necessary documents?

- a) A completed claim form which will be available on the administrator's website at www.cynosurefinancial.com or call 866-764-0244.
- b) A signed original letter from your former employer on company letterhead verifying the date of your termination, the reason for termination, length of employment, hours worked and any severance pay.
- c) Documentation from you verifying your qualification to receive unemployment compensation from a state agency.
- d) A copy of the loan instrument or deed which identifies the effective date of your original contract or the closing date of your home purchase.
- e) A copy of a loan payment coupon, if there is a mortgage on the property.
- f) Proof of continuous employment for 24 consecutive weeks prior to the effective date of the coverage period.

■ What is required to verify my unemployment?

Verification includes proof that you have registered with a state unemployment office or recognized private or governmental agency, and you are receiving benefits from that office or agency for a minimum of thirty (30) days. In the event you have received the maximum unemployment benefits available to you, some other reasonable form of proof of unemployment for thirty (30) days or more may be provided.

■ Do I have to submit unemployment documentation every month to process a claim?

Yes. Each month you would provide documentation verifying you are receiving unemployment compensation from a state unemployment office or recognized private or governmental agency.

■ How long does it take to receive a check?

Checks are issued every Wednesday. After you have been unemployed for the thirty (30) consecutive day qualifying period, a check will be issued the first Wednesday after your claim has been approved.

■ Who will the check be issued to?

The check will be payable to the customer listed in the terms and conditions of the product and will be sent by first class mail to the address as listed on the loan instrument or deed. A registration form will be provided at closing.

■ Will I have to pay this money back? Will I owe taxes?

No. However, if you receive more than \$600 in payments, in any given year, an IRS 1099 will be issued for the calendar year you received the payments. You may owe taxes on any payments under the program. Whether or not you owe taxes depends on your specific situation. You may wish to contact your tax advisor for this information.

■ Are all job losses covered?

No. You are not eligible if a) you accept voluntary unemployment or refuse to accept a reasonable alternative for employment; b) you are receiving termination or severance pay; or c) your unemployment arises due to resignation, retirement, family leave, death, strike, misconduct, dishonesty or fraud, criminal activity, dereliction of duty, unacceptable job performance or behavior, disability, illness, disease, accident, or injury. You are also not eligible if your job loss was caused by war, strike or other natural disasters.

■ How long am I covered?

You are covered for up to 9 months after an initial eligibility period that starts the day you close on your home purchase.

■ Who is eligible?

The person listed in the registration form provided at closing?

■ What if I lose my job in the last month of the coverage period, am I still able to receive all 6 monthly payments?

If you lose your job within the program coverage period, remain unemployed for thirty (30) consecutive days, and are eligible for payments per the terms and conditions of the program, you would be able to receive up to 6 payments if you remain unemployed for that same period.

■ Can I have monthly payments made for any reason other than involuntary job loss?

No. To be eligible for Unemployment Protection Program benefits, you must have lost your job involuntarily, as defined in the terms and conditions.

■ What if I only use part of the 6 monthly payments and then find a job; can I receive additional payments if I lose my job again?

Yes, as long as you are employed for at least 8 weeks before losing your job again. Subject to this requirement, you are entitled to receive up to 6 payments in total, regardless of the number of times you lose your job within the 12 month program period.

■ If I sell the home, does the remaining coverage, if any, go with the home?

No. The Unemployment Protection Program is non-transferable.



UNEMPLOYMENT PROTECTION PROGRAM

Customer Transmittal Form

Customer First Name: _____

Customer Last Name: _____

Property Address: _____

City: _____ State: _____ Zip Code: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Customer E-Mail Address: _____

Customer Phone Number: _____

Closing Information

Closing Date: _____

Title Company Name: _____

Title Company Address: _____

City: _____ State: _____ Zip Code: _____

Title Company Phone Number: _____

Contact Person Name: _____

Please mail this form, along with a check for \$525 payable to cynoSure Financial, Inc., to the following address within seven (7) days of closing:

cynoSure Financial, Inc.
1-866-764-0244
Citi REO Program Administrator
P.O. Box 7690
St. Clair Shores, MI 48080

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