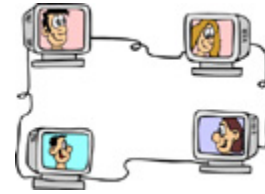




REMOTE CLIENT

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OVERVIEW

Remote Client is a software application that we provide to our mortgage originators to enable them to board loans in Warehouse Loan System (“WLS”) for funding. It also enables originators to review the status of their loans through loan inquiry, monitor the movement of loans to investors and run certain reports.

Boarding your loans can be done two ways.

By manually inputting the loan data into WLS as per the instructions or;

By exporting a FNMA DU 3.2 file from your LOS, saving it to your Desktop, then importing the loan into WLS.

Once you have performed the Initial Setup Installation and received your ID and password, you will be ready to board your loans.

Section 1

Remote Client Guidelines

Remote Client (RC) allows an Originator to enter loans directly into the warehouse system (WLS) via manual entry or loan import. Originators can run reports, track note shipments and export data to create their own reports. Before an Originator will be provided with access to WLS via SRG Remote Client, there are steps that the Warehouse must take to allow access to the system while still maintaining the security and integrity of the warehouse data.

Step 1 – Installation

The first step is to discuss the Remote Client program with WarehouseOne to understand the process and any charges that may apply. The User Setup Request Form (below) will be used by WarehouseOne to set up your users.

Please have your IT Department review the Remote Client Installation instructions to understand how you will be connecting to WarehouseOne's database.

To initiate the download and install the program you will need the web link and password. This will be provided to you upon receipt of the signed "Remote Client" Agreement and when the User Setup Request Form is processed and returned to WarehouseOne

The installation process normally takes about 15 minutes. The instructions will be emailed to you with a link to SRG's website and a password that is specific to your company.

Step 2 – User and Report Group(s) and Permissions

Upon receipt of the User Setup Request Form, WarehouseOne will establish your users and their permissions and their report groups. WarehouseOne maintains control over what areas of the system are seen by the Originators.

Step 3 – Warehouse Training

Contact WarehouseOne to schedule training for you internal users. In most cases, training can be handled over the phone in about an hour.

Step 5 – Loan Setup and Validation

When the Originator enters a loan into WLS, you will see a template of required fields associated with the set up of a loan. There is also an "Image" tab where you can scan your funding documents into, which will eliminate faxing your funding package to us.

The status of the loan is in "Work in Progress." Once all of the fields and images are entered, a validation is performed and applicable fields are corrected. Validations are an important part of the loan setup and submission to WarehouseOne. A validation error at the Originator level can prevent a loan from being "submitted" to the warehouse by the Originator. All validations setup at the "warning" level will be seen by the Originator with the same red dot that WarehouseOne users see when a validation fails. Once the loan information has been entered, go to Tab-Validations and run "Originator validations." This is the same process used by WarehouseOne.

Once the validation process is complete, and failed validations are corrected, the loan is now ready to be sent to WarehouseOne. Loan with critical validations remaining will not pass the "submitted" process and the warehouse will not be able to see the loan.

Step 4 – Loan Import

Have your IT department contact WarehouseOne. If you are going to use the Loan Import function, an import template must be designed for you at an additional cost. Import settings will need to be created for you. You will be responsible for exporting data out of your LOS and into the format chosen for the loan import.

WarehouseOne will work with you and SRG to design the template.

SRG/WLS Installation



Remote Client Installation

Originator Installation/Setup:

- 1) Download the WLS Client installation program from:
<http://www.streetresource.com/install/WHOneKL39110/rclientsetup.asp>. You may have to cut and paste the link into your browser to connect.
- 2) Follow the prompts for:
 - Company name
 - Your first name and last name
 - Password: martin441 (lower case, no space)
- 3) If you have a firewall, port 10611 must be open for outbound traffic. If you have firewall issues, we can work with your IT contact. Most problems are easily resolved.
- 2) In order to install the WLS Client program, the workstation must have MDAC 2.8 and the .NET Framework installed. If you have Windows XP, these are usually already installed. We have provided direct links to Microsoft on the WLS installation instructions page.
- 4) Once WLS Client is installed, there will be an icon "WLS Client WarehouseOne" on your desktop and the program will be listed in the Program Menu. You must have a WLS Originator User ID and Password to log in. If you are using your warehouse line, you already have these. If you are not sure or don't know what they are, we will provide them to you.

Originator LOS Data Import:

Within WLS Client, import templates can be created that enable the Originator to transfer data from their Loan Origination Systems (LOS) to WLS. In addition to the fields we require as a minimum data set, the Originator can export a loan from their LOS to a data file, then import that same file into Add/Edit from within SRG.

New loans can still be entered the old fashioned way by entering the data directly into Add/Edit.

Because of the variety of LOS versions, we don't have any standard templates. Each template is built as needed.

Originator Training:

Once you have successfully logged in and reviewed the enclosed instructions, you should be able to begin funding loans, however if you need help, our staff will be able to help you.

Section 2

Loan Setup



Main Screen

Loan Setup Tab

Select Add – Edit





New Loan Setup Screen

Add Loan

The screenshot shows the 'WarehouseOne, LLC - New Loan Setup' application. The main window has a title bar and a menu bar with options: Request, Underwriting, Documents, Images, Exceptions, Validation, Fraud Check, Quality Control, Status History, Comments, Reports. The main area contains several sections:

- Loan Details:** ID: 0000010526, Name: Rivera, Reyes, Account: 0000010526, Status: Pending.
- Request Section:** Originator: WMG, Product Code: N, Note Amount: \$91,400.00, Rate: 11.7500%, Requested Date: 10/26/2006, First Due: 11/ 1/2006, Other Funds: \$0.00, WH Principal: 98.0000%, Orig Participation: [checkbox], Funds to Send: [checkbox].
- Originator Section:** Index: LIBORD, Basis: 360.
- Funding Source Section:** Initial: FCSI, 2nd: [blank], Product Code: C, Borrowed: 97.0000%, WH Participation: 1.0000%, Index: LIBORD, Basis: 360, Margin: 1.8500%.
- Right Side Section:** Investor: WMC Equity Services, Product Code: N, Takeout: 100.0000%, Expiration: 11/ 2/2006, Pool: [blank], Commitment: [blank], Officer: GML, Custodian: UBC, Administrator: WHO, Participant: WHLLC, Seller: WHLLC, Builder: [blank], Mtg Ins Co: [blank], Mtg Servicer: [blank], Other Credit To: [blank], Final Credit To: North American Title, Detroit, MI, 1891610766.
- Bottom Section:** Contact, Phone: 562-692-2456, Fax: 562-692-3676, Loan Setup By: [blank], [idv](#).

An 'Add Loan' modal window is open, showing:

- Originator: ELS (highlighted in green)
- Branch Code: [blank]
- Product Code: C (highlighted in green)
- Buttons: OK, Cancel
- Originator Validations: [empty box]
- Copying Loan: [checkbox], Copy Loan: [button]

At the bottom of the main window, there are navigation buttons: Find, [back], [forward], [refresh], 1 of 6, Copy, Import, Start New Loan, Add, Save, Delete.

To begin the setup of your loan:

Select your Originator ID, (if not already pre-populated based on login id) Branch Code if applicable and the loan Product Code from the drop down menu.

Select OK.

You will then be directed to the first screen in the loan setup.

Please note that the status of the loan setup in the upper right hand corner is in "WorkInProgress".

This means that you can board some or all of your loan information ahead of time. The loan setup will remain in a "WorkInProgress" queue until you change the status to "Submit". Once changed to "Submit", the loan will be imported into a "Live" loan queue and will become visible to the warehouse funding group who will in turn review the setup, disburse and fund the loan.

Page1 Loan Setup,

Request Tab

The first field in the setup screen is the ID field. There is an automatic number counter in WLS that is highlighted and filled in by the system, so you must click on this field and delete the automatic number to input your own account number.

Tab over to the Name and add the borrowers name (last name first, first name last). Notice that the account number you added has defaulted to the next field call the Account field. Therefore you should have your account number in both the ID field and the Account field. You should see the borrowers name defaulted into the borrower name field below.

Next, just above the Note Amount field, you should see your Originator ID and the correct Product Code in these fields. This information was defaulted from the previous screen called Add Loan. If they are incorrect, delete the loan using the Delete Button provide in the lower right corner of your screen and start over. The Originator ID must be your ID and the Product Code must represent the generic product type of "C" for loans with FICO's above 620 or an "N" for loans with FICO's below 620 or "JU" for jumbos or "NSP" for Sub-500 FICO where applicable.

Click on the Note Amount field and enter the note amount, then tab down to the Rate field and add the loan rate. Next, tab down to the Requested Date field and enter the date that you want the loan funded by and having us send a wire to the settlement agent. Please note that you may set up loans well in advance of the anticipated funding date and may work on them as more information becomes available.

In the next row over, add the terms of your loan in months in the Term field tab down and enter the note date in the Date field.

The next section refers to the funds needed for the loan and how they are to be distributed.

The Originator Participation should be checked when you are sending additional funds to the closing over and above the amount we are advancing. Enter the dollar amount, if applicable, in the field and check the box across from it.

The next field down under the Originator Participation amount is for the wire amount. Click on the FTS box and enter your wire amount.

Tab down to the Funding Source Section and select the Product Code again from the drop down menu. Under that, enter the warehouse advance amount. That is the amount that WarehouseOne will be advancing in accordance with the terms of your warehouse agreement.

Next, begin at the top of the next column of fields. Your borrower's name has already been defaulted into the name field, so tab down and enter the borrower's social security number and if there is a co-borrower, complete their information in the next two fields. Enter the address in the Address, City, State and Zip Code fields and enter the MERS number if applicable.

The next section is comprised of the Settlement Agent information and wire instructions. Pay particular attention to the wire information, because this is where you are instructing WarehouseOne to send the wire to fund the loan.

Select the Agent ID box and search for the agent by name. Find, select, and double click the agent name and account numbers will come up which usually represents the various branches the agent might have. Double click on the correct account number and address for the agent and the wire information will default into the closing agent information on the setup screen. If the settlement agent does not appear in the drop down under the Agent ID box, select the default that is "Agent" and we will complete this section.

Finally, tab over to the next column to the Investor field and select your take-out investor. Tab down to the Product Code and again select the correct product code. Tab down to the Takeout field and add the take-out percentage. Tab down to Expiration and enter the take-out expiration date.

Page 2 Loan Setup,

Underwriting Tab

The screenshot shows the 'WarehouseOne, LLC - New Loan Setup' application window. The title bar includes the application name and standard window controls. Below the title bar, there are input fields for ID (0155480692), Name (Sams, James P), Account (0155480692), and Status (Pending). A navigation bar contains tabs for Request, Underwriting, Documents, Images, Exceptions, Validation, Fraud Check, Quality Control, Status History, Comments, and Reports. The 'Underwriting' tab is active, and 'Page 2' is selected. The form is organized into three columns of fields. The first column includes 'Approve' (checkbox), 'Underwriter' (text), 'Date Approved' (text), 'Loan Type' (dropdown: CCFR), 'Transaction Type' (dropdown: R), 'Property Type' (dropdown: SFR), 'Doc Type' (dropdown: FULLDOC), 'Rate Type' (dropdown: FR), 'Amort Type' (dropdown: FIXED), 'Lien Position' (dropdown: 1), 'Occupancy' (dropdown: OO), 'Ballon Note' (checkbox), 'Piggy Back' (checkbox), 'Underwriting Score' (text: 0), 'Underwriting System' (dropdown), 'Underwriting Date' (dropdown: 1/ 1/1900), 'Valuation Type' (dropdown), and 'Valuation Date' (dropdown: 1/ 1/1900). The second column includes 'Appraised Value' (text: \$310,000.00), 'Sales Price' (text: \$310,000.00), 'Other Liens' (text: \$0.00), 'LTV' (text: 88.00), 'CLTV' (text: 88.00), 'Appraisal Type' (dropdown), 'Appraiser FN/LN' (text: Brent Bergquum), 'Appraiser Co' (text: Bergquum Appraisals), 'Appraiser License' (text), 'Appraiser City State' (text), 'Real Est. Agent FN/LN' (text), 'Real Est. Agent Co' (text), 'Real Est. Agent License' (text), and 'Real Est. Agent City State' (text). The third column includes 'Credit Score' (text: 663), 'Gross Income' (text: \$5,953.48), 'Job Length' (text: 0), 'Self Employed' (checkbox), 'Recurring Payment' (text: \$0.00), 'Cash Reserves' (text: 0), 'Debt Ratio 1' (text: 10.62%), 'Debt Ratio 2' (text: 10.62%), 'External Grade' (text: A), 'Internal Grade' (text: A-), 'Broker' (dropdown), 'Acquisition Source' (text), and 'Acquisition Cost' (text: 0). At the bottom of the form, there is a navigation bar with buttons for Find, navigation arrows, '1 of 17', Copy, Import, Start New Loan, Add, Save, and Delete.

In the underwriting section, you should proceed down the fields in the first column and add the applicable loan information.

Loan Type (there are conforming and nonconforming loan types)

Transaction Type P-Purchase or R-Refinance

Property Type

Doc Type

Rate Type

Amortization Type

Lien Position – 1-First, 2- Second

Occupancy Code – OO Owner Occupied, NO Non-Owner Occupied

Tab over to the next column of fields and add the applicable information.

Appraised Value

The Sale Price should be the same as Appraised Value to produce the correct LTV/CLTV default.

Other liens, add the amount if applicable

You should have the correct LTV, CLTV. If not, you have done something wrong.

Tab over to the next column of fields and add the applicable information.

Credit Score

Gross Income of all borrowers

External Grade (add the same grade as you see in the Internal Grade), unless the Internal Grade is below a "C". **The External Grade cannot be lower than a "C" in the loan setup.**

To save your setup, click "Add" and "Save" at the bottom of the screen.

Page 3 Loan Setup,

Documents Tab

WarehouseOne, LLC - New Loan Setup

ID: 0155480692 Name: Sams, James P Account: 0155480692 Status: Pending

Request Underwriting Documents Images Exceptions Validation Fraud Check Quality Control Status History Comments Reports

| Doc ID | Name | Type | Received | Date | Waived | Tickler 1 | Reference | Comments |
|-----------|-------------------------|----------|----------|------------|--------|-----------|-----------|----------|
| ADDCE... | Addition Certificate... | PreFund | Y | 10/11/2... | | | | * |
| FUNDD... | Remote Client Fun... | PreFund | Y | 10/26/2... | | | | * |
| TAKEOUT | Investor Takeout | PreFund | Y | 10/11/2... | | | | * |
| WIREIN... | Signed/Wiring Inst... | PreFund | Y | 10/11/2... | | | | * |
| AIRBILL | Overnight Delivery... | PostFund | | | | | | * |
| Allonge2 | Original Allonge Ex... | PostFund | | | | | | * |
| ASSIGN1 | Pledge of Collatera... | PostFund | | | | | | * |
| DEED2 | Security Deed/Mo... | PostFund | | | | | | * |
| DELIVERY | Deliver Instructions | PostFund | | | | | | * |
| HUD-1 | Copy of Signed H... | PostFund | | | | | | * |
| NOTE | Original Note | PostFund | | | | | | * |

1 of 17

Find Copy Import Start New Loan Add Save Delete

Select your Pre-Funding Documents being sent to WarehouseOne. Under the Receive column, double click on each document. This will add a Y for yes and will add the current date in the next column.

