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**Date:** August 20, 2009  
**To:** All Clients and Friends  
**From:** Cliff Bernstein  
**Re:** Special Alert – Taylor, Bean & Whitaker Mortgage Corporation

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**NEW JERSEY & NEW YORK  
TITLE BULLETIN**

**Special Alert - Taylor, Bean & Whitaker Mortgage Corporation**

The following entity, **Taylor, Bean & Whitaker Mortgage Corporation**, recently ceased all mortgage origination operations. The information indicated that Taylor, Bean & Whitaker ("TBW") would not close or fund any further mortgage loans, even those currently pending.

On August 11, 2009, the Michigan Office of Financial and Insurance Regulation announced that it ordered TBW to stop doing business in Michigan, either as a mortgage lender or as a servicer.

At this time we do not have any definitive information regarding the disposition of payoffs involving TBW.

We received information on August 12, 2009 stating that Bank of America will take over Taylor, Bean & Whitaker's loan servicing functions for FHA-insured mortgages. Go to [www.hud.gov/news/consumer-guidance.pdf](http://www.hud.gov/news/consumer-guidance.pdf) for a Q&A Summary from FHA. It states that mortgagors will receive a letter from BAC Home Loans Servicing, LP within two weeks of their loan being added to their system. We have no verifiable information about the payoff of these mortgages. We have no information about other types of mortgages. We caution against sending funds to any lender for any purpose unless you have a current payoff letter from that lender and they can document, in writing, that they are servicing a specific loan.

The absence of reliable information regarding TBW-related payoffs may mean that closings may be delayed or canceled. We caution against sending any funds to TBW or any entity that has ceased operations unless you can be assured that you will receive a release/satisfaction in exchange. The ultimate responsibility for obtaining a release/satisfaction rests with the closing attorney. With respect to TBW, we strongly recommend that closing attorneys require a current payoff letter and a fully-executed and acknowledged release/satisfaction to be sent to them in advance, to be held in escrow until payment is received.

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