

UNDERWRITING ALERT

Stewart Title Insurance Company – 300 East 42nd Street, New York, New York 10017
Phone: (212) 922-0050 – Fax (212) 983-1133

Date: June 16, 2006

To: All New York State Office Counsel, Managers and Agents

From: Harold Boxer, Senior Agency Counsel

Re: HIGH PRIORITY ALERT – FRAUD

Please be advised that there is a mortgage payoff scam being perpetrated in the area. It involves the use of fraudulent payoff letters with bogus servicing agents as the named payee on behalf of the mortgagee of record.

IN NO EVENT SHOULD YOU CLOSE ANY TRANSACTIONS INVOLVING ANY INDIVIDUALS OR PROPERTIES LISTED ON THE ATTACHED BULLETIN. FUTURE UPDATED BULLETINS WITH OTHER PROPERTIES WILL BE FORTHCOMING IF THE NEED ARISES. PLEASE ALERT YOUR STAFF OF THIS SITUATION.

AS A GENERAL RULE YOU MUST MAKE SURE THAT ANY PAYOFF IS PAID TO THE NAMED MORTGAGEE OF RECORD OR TO ITS ASSIGNEE OR AN AUTHENTICATED SERVICING AGENT

Please consult with the Legal Department personnel prior to insuring any transactions, or agreeing to issue a letter of indemnity, involving the following properties and/or persons:

Since individuals may be using aliases the names used may vary slightly from those on the attached list

Name

| | |
|--|-------------------------|
| Mohammed Zakir Hossain | Nilufar Yesmen |
| Mohammed Z. Hossain | Sheren Aktar |
| Yasmin A. Hossain | Humayun Kabir |
| Mohammed Belal | Abu Hussein Dali |
| Mohammed J. Ansari a/k/a M.J. Ali Ansari | Sentar Khandakar |
| Mohammed R Sarkar | Kalawatti Ramdhanny |
| Kazi Zohiral Islam | Mahbuba Rasul |
| Humayun Kabir | Nasir Chowdhury |
| Shafiullah Badal | Nirmal D'Costa |
| Mina Khan | Devanand C. Harricharan |
| Rahman Rahima | Nipul Saha |
| Jahangir Rahman | Rahid M. Talukder |
| Monir Hossain | Masud Akhand |

Property

24-23 87th Street, East Elmhurst
23-26 98th Street, East Elmhurst
31-38 68th Street, Woodside, NY
61-07 Woodside Avenue, Woodside, NY
69-46 44th Avenue, Woodhaven
76-08 Glenmore Avenue, Ozone Park
86 Cooper Street, Brooklyn
87-27 89th Street, Woodhaven
88-32 75th Street, Woodhaven
88-32 88th Street, Woodhaven
89-25 88th Street, Woodhaven
89-28 127th Street, Richmond Hill
91-24 221st Street, Queens Village
102-45 86th Street, Woodside, NY
109-33 141st Street, Queens
111-37 122 Street, Queens
138-19 Lloyd Road, Jamaica
144-49 87th Road, Brentwood