

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 7, 2006

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

From: John L. Killea, Senior Vice President and General 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:

Name

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

Property

24-23 87th Street, East Elmhurst
23-26 98th Street, East Elmhurst
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
91-24 221st Street, Queens Village
109-33 141st Street, Queens
138-19 Lloyd Road, Jamaica
144-49 87th Road, Brentwood