

PENN ATTORNEYS

TITLE ALERT

DATE: 1/5/07

RE: Title Alert 2007-02 SPECIAL ALERT: First Financial Equities Inc.

If you have any upcoming transactions or have already closed; but not yet funded a transaction involving First Financial Equities, Inc., please ***immediately*** contact your servicing Penn Attorneys office.

We have received word that First Financial Equities, Inc., located at Glenpointe Centre East 300 Frank W. Burr Blvd., 4th FL, Teaneck, NJ 07666 is **no longer funding loans**.

If you have already closed a transaction involving this lender, have not received funds, but have returned the original loan package including the executed Note, please use the following instructions:

1. Complete the attached letter and place on your company's letterhead.
2. Fax a copy of this letter to First Financial Equities, Inc. at both the headquarters fax number (201) 567-2909 and the fax number of the office to which you sent the closing package (if different).
3. Overnight the original to First Financial Equities, Inc. at 300 Frank W. Burr Blvd., 4th Floor, Teaneck, NJ 07666.
4. Overnight a copy to the borrower(s).

Thank you for your cooperation.

Penn Attorneys Title Insurance Co.

State Headquarters
900 State Street, Ste 320
Erie, PA 16501
814-454-8278 * 800-352-2216

erie@pennattorneys.com

Eastern Pennsylvania Office
New Bridge Center, Ste 317
480 Pierce Street
Kingston, PA 18704
570-288-1108 * 800-929-4024
epro@pennattorneys.com

First Financial Equities, Inc.
Glenpointe Centre East
300 Frank W. Burr Blvd. - 4th Floor
Teaneck, NJ 07666

Borrower Name
Borrower Address

RE: Property:
Loan No.:

Ladies and Gentlemen:

On _____ *[insert closing date]*, _____ (the "Borrower(s)") executed documents in conjunction with a refinance transaction with First Financial Equities, Inc. ("First Financial"). Pursuant to First Financial's Loan Closing Instructions and as a funding condition, _____ *[insert approved attorney's name]* returned the executed closing documents to First Financial's _____ location within forty-eight (48) hours of signing, which included a marked-up title insurance commitment and an original Note ("Loan Package"). This loan was scheduled to fund on _____, but the funds were never received.

Our company demands that First Financial immediately return the Loan Package to this office and we will hold the executed closing package until we receive confirmation from both First Financial and the Borrower(s) regarding the outcome of this transaction. If for any reason First Financial cannot or will not return the Loan Package, please advise this office immediately.

Yours truly,