

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLUMBIA

UNITED STATES OF AMERICA,  
*et al.*,  
555 4th Street, NW  
Washington, D.C. 20530

Plaintiffs,

v.

SUNTRUST MORTGAGE, INC.  
901 Semmes Ave  
Richmond, Virginia 23224

Defendant.

Civil Action No. 14-1028 (RMC)

**CONSENT JUDGMENT**

WHEREAS, Plaintiffs, the United States of America, the Consumer Financial Protection Bureau (the CFPB or Bureau) and the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Louisiana, Maine, Maryland, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Washington, West Virginia, Wisconsin, Wyoming, the Commonwealths of Kentucky, Massachusetts, Pennsylvania and Virginia, and the District of Columbia filed their complaint on June 17, 2014, alleging that SunTrust Mortgage, Inc. (“Defendant”) either itself or through its affiliates or subsidiaries violated, among other laws, the Unfair and Deceptive Acts

and Practices laws of the Plaintiff States, the Consumer Financial Protection Act of 2010, the False Claims Act, the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, and the Bankruptcy Code and Federal Rules of Bankruptcy Procedure;

WHEREAS, the parties have agreed to resolve their claims without the need for litigation;

WHEREAS, Defendant, by its attorneys, has consented to entry of this Consent Judgment without trial or adjudication of any issue of fact or law and to waive any appeal if the Consent Judgment is entered as submitted by the parties;

WHEREAS, Defendant, by entering into this Consent Judgment, does not admit any allegations other than those facts of the Complaint deemed necessary to the jurisdiction of this Court and the facts set forth in Attachment A to Exhibit J;

WHEREAS, the intention of the United States, the Bureau, and the States in effecting this settlement is to remediate harms allegedly resulting from the alleged unlawful conduct of the Defendant, either itself or through its affiliates or subsidiaries;

AND WHEREAS, Defendant has agreed to waive service of the complaint and summons and hereby acknowledges the same;

NOW THEREFORE, without trial or adjudication of issues of fact or law, without this Consent Judgment constituting evidence against Defendant except as otherwise noted, and upon consent of Defendant, the Court finds that there is good and sufficient cause to enter this Consent Judgment, and that it is therefore ORDERED, ADJUDGED, AND DECREED:

## I. JURISDICTION

1. This Court has jurisdiction over the subject matter of this action pursuant to 28 U.S.C. §§ 1331, 1345, 1355(a), and 1367, 12 U.S.C. § 5565(a)(1), and under 31 U.S.C. § 3732(a) and (b), and over Defendant. The Complaint states a claim upon which relief may be granted against Defendant. Venue is appropriate in this District pursuant to 28 U.S.C. § 1391(b)(2) and 31 U.S.C. § 3732(a).

## II. SERVICING STANDARDS

2. Defendant shall comply with the Servicing Standards, attached hereto as Exhibit A, in accordance with their terms and Section A of Exhibit E, attached hereto.

## III. FINANCIAL TERMS

3. *Payment Settlement Amounts.* Defendant shall pay or cause to be paid into an interest bearing escrow account to be established for this purpose the sum of fifty million dollars (\$50,000,000), which shall be known as the “Direct Payment Settlement Amount” as specified in Exhibit F, and which shall be distributed in the manner and for the purposes specified in Exhibit B. Defendant shall further pay to the United States Department of Justice the sum of four hundred and eighteen million dollars (\$418,000,000), which shall be known as the “Exhibit J Settlement Amount” as specified in Exhibit J, plus simple interest on the Settlement Amount at a rate of 2.375% per annum accruing from March 5, 2014 through March 15, 2014, for a total of \$418,271,986, as described in Exhibit J. Defendant’s payment of the Direct Payment Settlement Amount shall be made by electronic funds transfer within ten days of receiving notice that the escrow account referenced in this Paragraph 3 is established or within ten days of the Effective Date of this Consent Judgment, whichever is later. Defendant's payment of the Exhibit J

Settlement Amount shall be made by electronic funds transfer, pursuant to written instructions to be provided by the United States Department of Justice, within ten days of receiving the written instructions from the United States Department of Justice. After Defendant has made the required payments, Defendant shall no longer have any property right, title, interest or other legal claim in any funds held in escrow. The interest bearing escrow account established by this Paragraph 3 is intended to be a Qualified Settlement Fund within the meaning of Treasury Regulation Section 1.468B-1 of the U.S. Internal Revenue Code of 1986, as amended. The Monitoring Committee established in Paragraph 8 shall, in its sole discretion, appoint an escrow agent ("Escrow Agent") who shall hold and distribute funds as provided herein. All costs and expenses of the Escrow Agent, including taxes, if any, shall be paid from the funds under its control, including any interest earned on the funds.

4. *Payments to Foreclosed Borrowers.* In accordance with written instructions from the State members of the Monitoring Committee, for the purposes set forth in Exhibit C, the Escrow Agent shall transfer from the escrow account to the Administrator appointed under Exhibit C forty million dollars (\$40,000,000) (the "Borrower Payment Amount") to enable the Administrator to provide cash payments to borrowers whose homes were finally sold or taken in foreclosure by Defendant between and including January 1, 2008 and December 31, 2013; who submit claims allegedly arising from the Covered Conduct (as that term is defined in Exhibit G hereto); and who otherwise meet criteria set forth by the State members of the Monitoring Committee; and to pay the reasonable costs and expenses of a Settlement Administrator, including taxes and fees for tax counsel, if any. Defendant shall also pay or cause to be paid any additional amounts necessary to pay claims, if any, of borrowers whose data is provided to the Settlement Administrator by Defendant after Defendant warrants that the data is complete and

accurate pursuant to Paragraph 3 of Exhibit C. The Borrower Payment Amount and any other funds provided to the Administrator for these purposes shall be administered in accordance with the terms set forth in Exhibit C.

5. *Consumer Relief.* Defendant itself and through its affiliates and subsidiaries, shall provide five hundred million dollars (\$500,000,000) of relief to consumers who meet the eligibility criteria in the forms and amounts described in Paragraphs 1-9 of Exhibit D, as amended by Exhibit I, to remediate harms allegedly caused by the alleged unlawful conduct of Defendant. Defendant shall receive credit towards such obligation as described in Exhibit D as amended by Exhibit I.

#### IV. ENFORCEMENT

6. The Servicing Standards and Consumer Relief Requirements, attached as Exhibits A and D, are incorporated herein as the judgment of this Court and shall be enforced in accordance with the authorities provided in the Enforcement Terms, attached hereto as Exhibit E.

7. The Parties agree that Joseph A. Smith, Jr. shall be the Monitor and shall have the authorities and perform the duties described in the Enforcement Terms, attached hereto as Exhibit E.

8. The Parties agree that the Monitoring Committee established pursuant to certain Consent Judgments entered in *United States, et al. v. Bank of America Corp., et al.*, No. 12-civ-00361-RMC (April 4, 2012) (Docket Nos. 10-14) and referenced specifically in paragraph 8 of those Consent Judgments, shall be designated as the committee responsible for performing the role of the Administration and Monitoring Committee, as described in the Enforcement Terms. References to the "Monitoring Committee" in this Consent Judgment and related documents shall be understood to refer to the same Monitoring Committee as that established in the *Bank of*

*America Corp.* case referenced in the preceding sentence, with the addition of a CFPB Member, and the Monitoring Committee shall serve as the representative of the participating state and federal agencies in the administration of all aspects of this Consent Judgment and the monitoring of compliance with it by the Defendant.

#### V. RELEASES

9. The United States, the Bureau, and Defendant have agreed, in consideration for the terms provided herein, for the release of certain claims, and remedies, as provided in the Federal Release, attached hereto as Exhibit F and in the Origination Release, attached hereto as Exhibit J. The United States, the Bureau, and Defendant have also agreed that certain claims and remedies are not released, as provided in Paragraph 11 of Exhibit F and as provided in paragraph 3 of Exhibit J. The releases contained in Exhibit F and Exhibit J shall become effective on the dates and pursuant to the terms provided in those documents.

10. The Department of Housing and Urban Development and Defendant have agreed, in consideration for the terms provided herein, for the release of certain claims, and remedies, as provided in the Administrative Release, attached hereto as Exhibit K. The release contained in Exhibit K shall become effective on the date and pursuant to the terms provided in that document.

11. The State Parties and Defendant have agreed, in consideration for the terms provided herein, for the release of certain claims and remedies, as provided in the State Release, attached hereto as Exhibit G. The State Parties and Defendant have also agreed that certain claims and remedies are not released, as provided in Part IV of Exhibit G. The releases contained in Exhibit G shall become effective upon payment of the Direct Payment Settlement Amount by Defendant.

## VII. OTHER TERMS

12. In the event that the Defendant (a) does not complete certain consumer relief activities as set forth in Exhibit D, as amended by Exhibit I (“Consumer Relief Requirements”), and (b) does not make the Consumer Relief Payments (as that term is defined in Exhibit F (Federal Release)) and fails to cure such non-payment within thirty days of written notice by the party, the United States, the Bureau, and any State Party may withdraw from the Consent Judgment and declare it null and void with respect to the withdrawing party. Nothing in this paragraph shall be interpreted to affect the releases in Exhibit J, or the release of civil and administrative claims, remedies, and penalties based on Covered Origination Conduct in Exhibit K.

13. This Court retains jurisdiction for the duration of this Consent Judgment to enforce its terms. The parties may jointly seek to modify the terms of this Consent Judgment, subject to the approval of this Court. This Consent Judgment may be modified only by order of this Court.

14. The Effective Date of this Consent Judgment shall be the date on which the Consent Judgment has been entered by the Court and has become final and non-appealable. An order entering the Consent Judgment shall be deemed final and non-appealable for this purpose if there is no party with a right to appeal the order on the day it is entered.

15. This Consent Judgment shall remain in full force and effect for three and one-half years from the date it is entered (“the Term”), at which time the Defendant’s obligations under the Consent Judgment shall expire, except that, pursuant to Exhibit E, Defendant shall submit a final Quarterly Report for the last quarter or portion thereof falling within the Term and cooperate with the Monitor's review of said report, which shall be concluded no later than six

months after the end of the Term. The duration of the Servicer's obligations under the Servicing Standards set forth in Exhibit A shall be reduced to a period of three years from the date of the entry of the Consent Judgment, if at the end of the third year, the Monitor's two servicing standard compliance reports immediately prior to that date reflect that the Servicer had no Potential Violations during those reporting periods, or any Corrective Action Plans that the Monitor had not yet certified as completed. Defendant shall have no further obligations under this Consent Judgment six months after the expiration of the Term, but the Court shall retain jurisdiction for purposes of enforcing or remedying any outstanding violations that are identified in the final Monitor Report and that have occurred but not been cured during the Term.

16. Except as otherwise agreed in Exhibit B, each party to this litigation will bear its own costs and attorneys' fees associated with this litigation.

17. Nothing in this Consent Judgment shall relieve Defendant of their obligation to comply with applicable state and federal law.

18. The sum and substance of the parties' agreement and of this Consent Judgment are reflected herein and in the Exhibits attached hereto. In the event of a conflict between the terms of the Exhibits and paragraphs 1-18 of this summary document, the terms of the Exhibits shall govern.

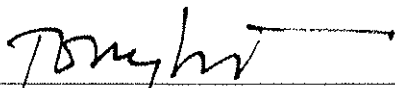
SO ORDERED this 30 day of September, 2014



UNITED STATES DISTRICT JUDGE



For the United States:

A handwritten signature in black ink, appearing to read "Tony West", with a horizontal line extending to the right from the end of the signature.

TONY WEST

Associate Attorney General  
U.S. Department of Justice  
950 Pennsylvania Ave., N.W.  
Washington, DC 20530  
Tel.: 202-514-9500  
Fax: 202-514-0238

For the Department of Housing and Urban Development:

A handwritten signature in cursive script, reading "Damon Y. Smith", is written over a horizontal line.

DAMON Y. SMITH

Acting General Counsel

U.S. Department of Housing and Urban Development

451 7<sup>th</sup> Street, S.W.

Washington, DC 20410

Tel.: 202-402-5099

Fax: 202-708-3389


For the Consumer Financial Protection Bureau:



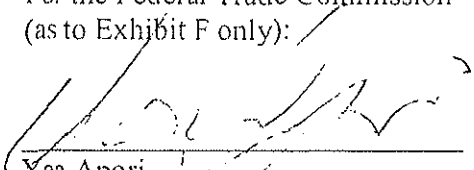
---

LUCY E. MORRIS  
Deputy Enforcement Director  
CARA PETERSEN  
Assistant Litigation Deputy  
RACHEL RODMAN  
Enforcement Attorney  
Consumer Financial Protection Bureau  
1700 G Street, NW  
Washington, DC 20552  
Tel.: 202-435-7964

For the Executive Office for U.S. Trustees

  
\_\_\_\_\_  
RAMONA D. ELLIOTT  
General Counsel  
441 G St., N.W., Suite 6150  
Washington, D.C. 20530  
Tel.: 202-307-1399  
Fax: 202-307-2397

For the Federal Trade Commission  
(as to Exhibit F only):



---

Yaa Apori

Attorney

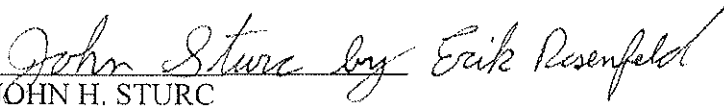
Federal Trade Commission  
600 Pennsylvania Ave., NW  
CC-10232

Washington, DC 20058

Tel: 202-326-3796

Fax: 202-326-3768

For the Department of the Treasury:

  
JOHN H. STURC

Chief Counsel

Office of Financial Stability

U.S. Department of the Treasury

1500 Pennsylvania Avenue, N.W.

Washington, D.C. 20020

Tel: 202-622-5451

For the State of Alaska:

A handwritten signature in black ink, appearing to read 'Cynthia C. Drinkwater', written over a horizontal line.

CYNTHIA C. DRINKWATER

Assistant Attorney General

Alaska Attorney General's Office

1031 W. 4<sup>th</sup> Avenue, Ste. 200

Anchorage, AK 99501

Tel.: 907-269-5200

Fax: 907-264-8554

For the State of Alabama:



---

NOEL S. BARNES  
Assistant Attorney General  
Office of the Alabama Attorney General  
501 Washington Avenue  
Montgomery, AL 36130  
Tel.: 334-242-7335  
Fax: 334-242-2433

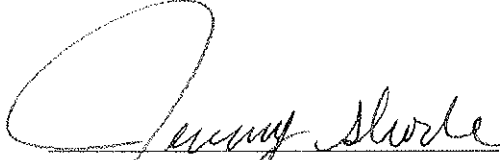


For the State of Arkansas:

A handwritten signature in black ink, appearing to read 'J. B. Depriest', written over a horizontal line.

JAMES B. DEPRIEST  
Ark. Bar No. 80038  
Deputy Attorney General  
Office of the Attorney General  
323 Center Street, Suite 200  
Little Rock, Arkansas 72201  
Tel.: 501-682-5028  
Fax: 501-682-8118

For the State of Arizona:

A handwritten signature in cursive script, appearing to read "Jeremy Shorbe", written over a horizontal line.

THOMAS C. HORNE

Arizona Attorney General

by Jeremy T. Shorbe

Assistant Attorney General

400 W. Congress Street, Suite S315

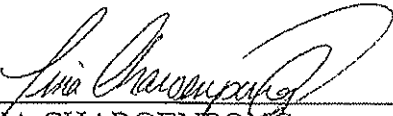
Tucson, AZ 85701

Tel.: 520-628-6504

Fax: 520-628-6532

For the State of California:

KAMALA D. HARRIS  
Attorney General

  
\_\_\_\_\_  
TINA CHAROENPONG  
Deputy Attorney General  
300 South Spring Street, Suite 1702  
Los Angeles, CA 90013  
Tel.: 213-897-2000  
Fax: 213-897-4951

For the State of Colorado, *ex. rel.*

JOHN W. SUTHERS, Attorney General:

A handwritten signature in cursive script, appearing to read "Jennifer Miner Dethmers", written over a horizontal line.

JENNIFER MINER DETHMERS

Assistant Attorney General

Consumer Protection Section

Colorado Attorney General's Office

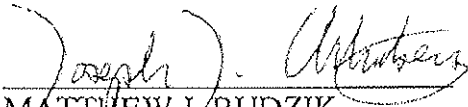
1300 Broadway, 7<sup>th</sup> Floor

Denver, Colorado 80203

Tel.: 720-508-6228

Fax: 720-508-6040

For the State of Connecticut:

A handwritten signature in cursive script, appearing to read "Joseph J. Chambers", is written over a horizontal line.

MATTHEW J. BUDZIK

JOSEPH J. CHAMBERS

Assistant Attorneys General

Office of the Connecticut Attorney General

55 Elm Street, P.O. Box 120

Hartford, CT 06141-0120

Tel: 860-808-5270

Fax: 860-808-5385

For the District of Columbia:

IRVIN B. NATHAN  
Attorney General for the District of Columbia

ELLEN A. EFROS  
Deputy Attorney General  
Public Interest Division



BENNETT RUSHKOFF (D.C. Bar #386925)

Chief, Public Advocacy Section

GARY TAN (D.C. Bar #987796)

Assistant Attorney General

Office of the Attorney General

441 Fourth Street, N.W., Suite 600 South

Washington, DC 20001

Tel: 202-727-5173

Email: [bennett.rushkoff@dc.gov](mailto:bennett.rushkoff@dc.gov); [gary.tan@dc.gov](mailto:gary.tan@dc.gov)

For the State of Delaware:


A handwritten signature in black ink, appearing to read "Matt Lintner", is written over a horizontal line.

MATTHEW LINTNER  
Director, Fraud Division  
Delaware Department of Justice  
820 N. French Street, 5<sup>th</sup> Floor  
Wilmington, DE 19801  
Tel.: 302-577-8935  
Fax: 302-577-6499

For the State of Florida:

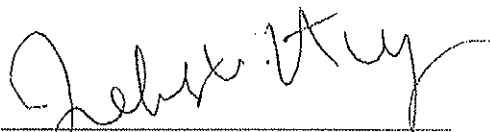
PAMELA JO BONDI  
Attorney General

PATRICIA A. CONNERS  
Associate Deputy Attorney General

  
VICTORIA A. BUTLER  
Assistant Attorney General  
Bureau Chief, Consumer Protection Division  
3507 E. Frontage Road  
Suite 325  
Tampa, FL 33607  
Tel: 813-287-7950  
Fax: 813-281-5515

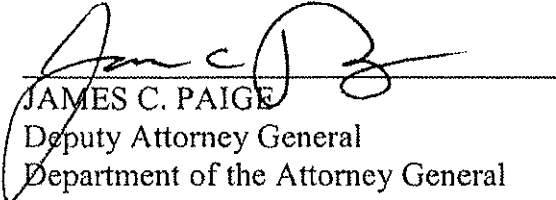


For the State of Georgia:

A handwritten signature in black ink, appearing to read "Jeffrey W. Stump", written over a horizontal line.

JEFFREY W. STUMP  
Assistant Attorney General  
Georgia Department of Law  
40 Capitol Square, S.W.  
Atlanta, Georgia 30334  
Tel.: 404-656-3337  
Fax: 404-656-0677

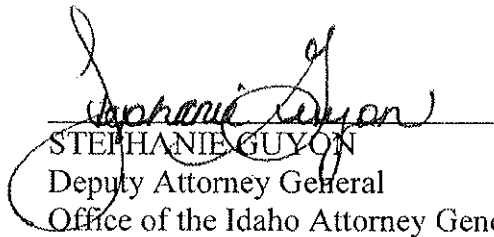
For the State of Hawaii:



JAMES C. PAIGE  
Deputy Attorney General  
Department of the Attorney General  
425 Queen Street  
Honolulu, Hawaii 96813  
Tel: 808-586-1180  
Fax: 808-586-1205

For the State of Idaho

LAWRENCE G. WASDEN, Attorney General:

  
STEPHANIE GUYON  
Deputy Attorney General  
Office of the Idaho Attorney General  
954 W. Jefferson St., 2<sup>nd</sup> Fl.  
P.O. Box 83720  
Boise, ID 83720-0010  
Tel.: 208-334-2424  
Fax: 208-334-4151

For the State of Illinois:

LISA MADIGAN  
Attorney General



---

DEBORAH HAGAN  
Chief, Consumer Protection Division  
SUSAN ELLIS  
Chief, Consumer Fraud Bureau  
ANDREW DOUGHERTY  
Assistant Attorney General  
Illinois Attorney General's Office  
100 W. Randolph, 12<sup>th</sup> Floor  
Chicago, IL, 60601  
Tel.: 312-814-4982  
Fax: 312-814-2593

For the State of Indiana:

A handwritten signature in black ink, appearing to read 'Abigail Lawlis Kuzma', is written over a horizontal line. The signature is stylized and somewhat cursive.

ABIGAIL LAWLIS KUZMA  
Director and Chief Counsel  
Consumer Protection Division  
Indiana Office of Attorney General  
302 West Washington St., IGCS 5<sup>th</sup> Fl.  
Indianapolis, Indiana 46204  
Tel.: 317-234-6843  
Fax: 317-233-4393

For the State of Iowa:

*Patrick Madigan*

---

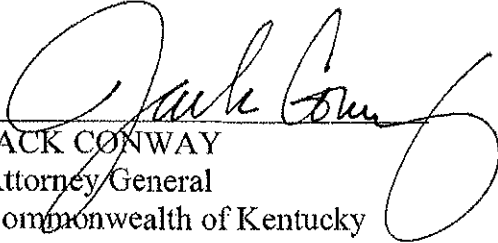
PATRICK MADIGAN  
Assistant Attorney General  
Iowa Attorney General's Office  
1305 East Walnut St.  
Des Moines, IA 50319  
Patrick.Madigan@Iowa.gov  
Tel: 515-281-5926  
Fax: 515- 281-6771

For the State of Kansas:

A handwritten signature in black ink, appearing to read 'MEGHAN E. STOPPEL', written over a horizontal line.

MEGHAN E. STOPPEL  
Assistant Attorney General  
Office of the Kansas Attorney General  
120 SW 10<sup>th</sup> Avenue, 2<sup>nd</sup> Floor  
Topeka, KS 66612  
Tel.: 785-296-3751  
Fax: 785-291-3699

For the Commonwealth of Kentucky:



JACK CONWAY  
Attorney General  
Commonwealth of Kentucky  
State Capitol, Suite 118  
700 Capital Avenue  
Frankfort, Kentucky 40601-3449  
Tel.: 502-696-5300  
Fax: 502-564-2894



For the State of Louisiana:

A handwritten signature in black ink, appearing to read "James D. Caldwell", written over a horizontal line.

JAMES D. "BUDDY" CALDWELL

Attorney General


1885 N. Third Street

Baton Rouge, Louisiana 70804

Tel.: 225-326-6705

For The Commonwealth Of  
Massachusetts:

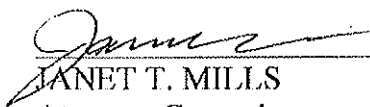
MARTHA COAKLEY  
Attorney General



---

LISA R. DYEN  
Mass. BBO #676264  
*Assistant Attorney General*  
Public Protection and Advocacy Bureau  
Consumer Protection Division  
One Ashburton Place  
Boston, MA 02108  
Tel: 617-727-2200

For the State of Maine:



---

JANET T. MILLS

Attorney General

Burton Cross Office Building, 6<sup>th</sup> Floor

111 Sewall Street

6 State House Station


Augusta, Maine 04330

Tel.: 207-626-8800

Fax: 207-624-7730

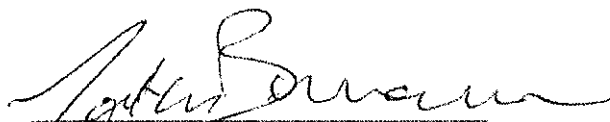
For the State of Maryland:

DOUGLAS F. GANSLER  
Attorney General

  
\_\_\_\_\_  
LUCY A. CARDWELL  
Assistant Attorney General  
Office of the Attorney General  
of Maryland  
200 Saint Paul Place  
Baltimore, MD 21202  
Tel: 410-576-6337  
Fax: 410-576-6566

For the State of Minnesota:

LORI SWANSON  
Attorney General, State of Minnesota

A handwritten signature in black ink, appearing to read "Nathan Brennaman", written over a horizontal line.

NATHAN BRENNAMAN  
Deputy Attorney General  
Minnesota Attorney General's Office  
445 Minnesota Street, Suite 1200  
St. Paul, MN 55101-2130  
Tel.: 651-757-1415  
Fax: 651-296-7438

For the State of Missouri:

CHRIS KOSTER  
Attorney General



RYAN S. ASBRIDGE  
Missouri Bar No. 61440  
Assistant Attorney General  
Consumer Protection Division  
PO Box 899  
Jefferson City, MO 65102  
Tel.: 573-751-7677  
Fax: 573-751-2041

For the State of Mississippi:

JIM HOOD, ATTORNEY GENERAL

BY: Bridgette W. Wiggins  
Bridgette W. Wiggins, MSB No. 9676  
Special Assistant Attorneys General  
Post Office Box 22947  
Jackson, MS 39225  
Telephone: 601-359-4279  
Facsimile: 601-359-4231

For the State of Montana:

Handwritten signature of Chuck Munson in cursive, written in black ink.

TIMOTHY C. FOX

Attorney General

CHUCK MUNSON

Assistant Attorney General

Montana Department of Justice

215 N. Sanders

Helena MT 59624

Tel.: 406-444-2026

Fax: 406-444-3549



For the Attorney General of North Carolina:

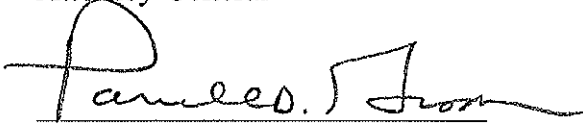
ROY COOPER  
Attorney General

A handwritten signature in black ink, appearing to read 'P. Woods', written over a horizontal line.

PHILLIP K. WOODS  
Special Deputy Attorney General  
N.C. Department of Justice  
P. O. Box 629  
Raleigh, NC 27602  
Tel.: 919-716-6000  
Fax: 919-716-6050  
Email: [pwoods@ncdoj.gov](mailto:pwoods@ncdoj.gov)

For the State of North Dakota

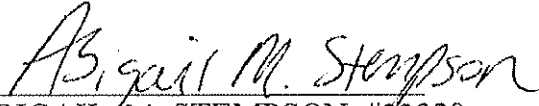
WAYNE STENEHJEM  
Attorney General

A handwritten signature in black ink, appearing to read "Parrell D. Grossman". The signature is written in a cursive style with a large initial 'P' and a long horizontal stroke at the end.

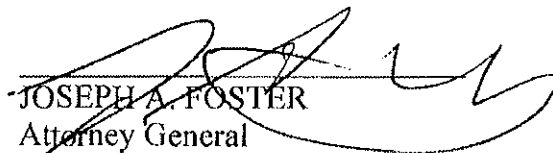
PARRELL D. GROSSMAN  
(ID No. 04684)  
Assistant Attorney General  
Director, Consumer Protection and  
Antitrust Division  
Office of Attorney General  
Gateway Professional Center  
1050 E Interstate Ave, Ste. 200  
Bismarck, ND 58503-5574  
Tel: 701-328-5570  
Fax: 701-328-5568

For the State of Nebraska:

JON BRUNING  
Attorney General

  
ABIGAIL M. STEMPSON, #23329  
Assistant Attorney General  
Office of the Attorney General  
2115 State Capitol  
Lincoln, NE 68509-8920  
Tel.: 402-471-2811  
Fax: 402-471-4725

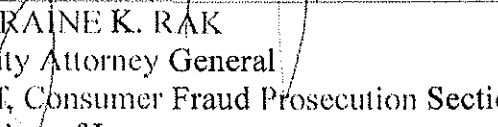
For the State of New Hampshire:

A handwritten signature in black ink, appearing to read "JOSEPH A. FOSTER", is written over a horizontal line. The signature is stylized and extends to the right of the line.

JOSEPH A. FOSTER  
Attorney General  
N.H. Department of Justice  
33 Capitol Street  
Concord, New Hampshire 03301  
Tel.: 603-271-3658  
Fax: 603-271-2110

For the State of New Jersey:

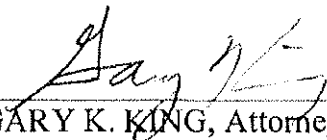
JOHN J. HOFFMAN  
ACTING ATTORNEY GENERAL OF NEW JERSEY



---

LORRAINE K. RAK  
Deputy Attorney General  
Chief, Consumer Fraud Prosecution Section  
Division of Law  
124 Halsey Street – 5<sup>th</sup> Floor  
P.O. Box 45029  
Newark, New Jersey 07101  
Tel.: 973-877-1280  
Fax: 973-648-4887

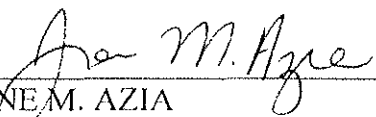
For the State of New Mexico:



---

GARY K. KING, Attorney General  
KAREN J. MEYERS, Assistant Attorney General  
Office of New Mexico Attorney General  
PO Drawer 1508  
Santa Fe, NM 87504-1508  
Tel: 505-222-9100  
Fax: 505-222-9033

For the State of New York:



---

JANE M. AZIA

Bureau Chief

Bureau of Consumer Frauds & Protection

Office of the New York State Attorney General

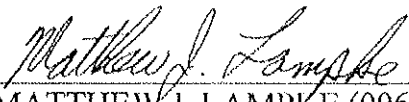
120 Broadway

New York, NY 10271

Tel.: 212-416-8727

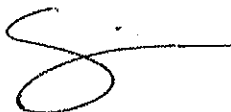
Fax: 212-416-8787

For the Ohio Attorney General  
MIKE DEWINE

  
MATTHEW J. LAMPKE (0067973)  
Mortgage Foreclosure Counsel  
Ohio Attorney General  
30 E. Broad St., 15<sup>th</sup> Floor  
Columbus, OH 43215  
Tel.: 614-466-8569  
Fax: 866-403-3979



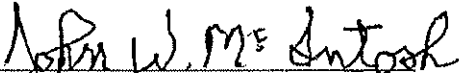
For the State of Oregon,  
Attorney General  
ELLEN F. ROSENBLUM:



---

SIMON WHANG  
Assistant Attorney General  
Oregon Department of Justice  
Financial Fraud/Consumer Protection  
1515 SW 5<sup>th</sup> Avenue, Ste. 410  
Portland, OR 97201  
Tel.: 971-673-1880  
Fax: 971-673-1902

For the State of South Carolina:

  
ALAN WILSON

Attorney General

JOHN W. MCINTOSH

Chief Deputy Attorney General

C. HAVIRD JONES, JR.

Senior Assistant Deputy Attorney General

JARED Q. LIBET

Assistant Deputy Attorney General

South Carolina Attorney General's Office

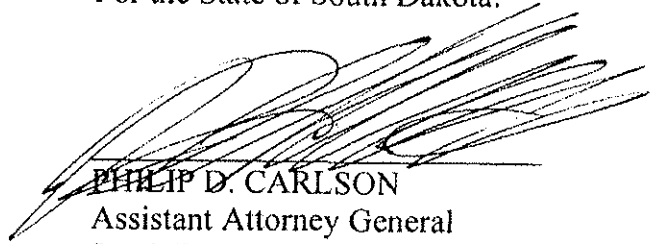
1000 Assembly Street, Room 519

Columbia, SC 29201

Tel.: 803-734-3970

Fax: 803-734-3677

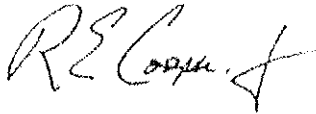
For the State of South Dakota:

A large, stylized handwritten signature in black ink, appearing to read 'Philip D. Carlson', is written over the printed name.

PHILIP D. CARLSON

Assistant Attorney General  
South Dakota Attorney General's Office  
Consumer Protection Division  
1302 E. Highway 14, Suite 1  
Pierre, SD 57501  
Tel.: 605-773-3215  
Fax: 605-773-4106

For the State of Tennessee:

A handwritten signature in black ink, appearing to read "RE Cooper, Jr.", written in a cursive style.

ROBERT E. COOPER, JR.  
Attorney General and Reporter  
Office of the Tennessee Attorney General  
425 Fifth Avenue North  
Nashville, TN 37243-3400  
Tel.: 615-741-3491  
Fax: 615-741-2009

For the State of Texas:

A handwritten signature in cursive script that reads "James A. Daross". The signature is written in black ink and is positioned above the printed name.

JAMES A. DAROSS

State Bar No. 05391500

Assistant Attorney General

Consumer Protection Division

401 E. Franklin Avenue, Suite 530

El Paso, Texas 79901

Tel.: 915- 834-5800

Fax: 915-542-1546

For the State of Utah:

A handwritten signature in black ink, appearing to read "S. Reyes", written over a horizontal line.

SEAN D. REYES

Utah Attorney General

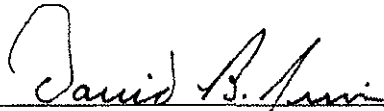
350 North State Street, #230

Salt Lake City, UT 84114-2320

Tel.: 801-538-1191

Fax: 801-538-1121

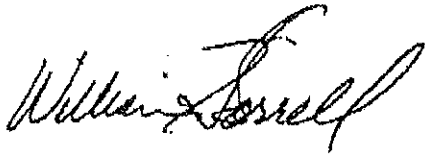
For The Commonwealth of Virginia,  
*ex rel.* MARK R. HERRING,  
Attorney General:



---

DAVID B. IRVIN (VSB #23927)  
Senior Assistant Attorney General  
MARK S. KUBIAK (VSB #73119)  
Assistant Attorney General  
Office of Virginia Attorney General  
900 East Main Street  
Richmond, Virginia 23219  
Tel.: 804-786-4047  
Fax: 804-786-0122

For the State of Vermont:

A handwritten signature in black ink, appearing to read "William H. Sorrell". The signature is fluid and cursive, with a large initial "W" and "S".

---

WILLIAM H. SORRELL  
Attorney General  
109 State Street  
Montpelier VT 05609-1001  
(802) 828-3171



For the State of Washington:

ROBERT W. FERGUSON  
Attorney General

A handwritten signature in black ink, appearing to read "David W. Huey", is written over a horizontal line.

DAVID W. HUEY, WSBA No. 31380

Senior Counsel

Consumer Protection Division

Office of the Attorney General

1250 Pacific Avenue, Suite 105

PO Box 2317

Tacoma, WA 98402-4411

Tel: (253) 593-5243

For the State of Wisconsin:

J.B. VAN HOLLEN  
Attorney General

A handwritten signature in cursive script that reads "Holly C. Pomraning". The signature is written in black ink and is positioned above a horizontal line.

---

HOLLY C. POMRANING  
Assistant Attorney General  
Wisconsin Department of Justice  
Post Office Box 7857  
Madison, Wisconsin 53707-7857  
Tel: 608-266-5410  
Fax: 608-267-8906

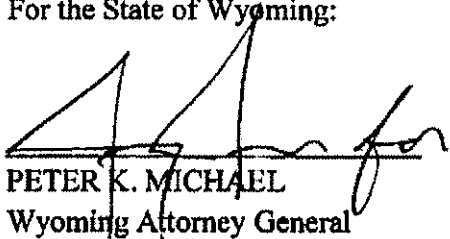
For the State of West Virginia:

A handwritten signature in black ink that reads "PATRICK MORRISEY". The signature is written in a cursive, slightly slanted style.

---


PATRICK MORRISEY  
Attorney General  
State Capitol, Room 26E  
Charleston, WV 25305-0220  
Tel.: 304-558-2021  
Fax: 304-558-0140

For the State of Wyoming:

A handwritten signature in black ink, appearing to read "Peter K. Michael", is written over a horizontal line. The signature is stylized and somewhat cursive.

**PETER K. MICHAEL**  
Wyoming Attorney General  
Wyoming Attorney General's Office  
123 State Capitol Bldg  
200 W. 24<sup>th</sup> Street  
Cheyenne, WY 82002  
Tel.: 307-777-7847  
Fax: 307-777-3435

For SunTrust Mortgage, Inc.:

A handwritten signature in black ink, reading "Jerome T. Lienhard, II". The signature is written in a cursive style with a large initial "J" and a stylized "L".

Jerome T. Lienhard, II  
President and CEO  
SunTrust Mortgage, Inc.

June 17, 2014