

From: [REDACTED]  
 Sent: Thursday, July 27, 2006 5:20 PM  
 To: [REDACTED]  
 Cc: [REDACTED]

Subject: New Century/Citigroup - NCC0002

On 6/9/2006, Citigroup Global Markets Realty Corp. (Citigroup) entered into an agreement with New Century to purchase a pool of loans. Citigroup has selected 406 Partners, LLC (406) to coordinate the trade processing between New Century and Citigroup. I am the transaction manager representing 406 and Citigroup. I am dedicated to making sure your trade processes successfully.

Below are guidelines that need to be reviewed and followed in order to meet the scheduled funding date of 8/29/06.

**The due diligence firm will be 406 Partners, LLC.**

- The due diligence review will be completed pre-closing.
- The location of the review will take place at New Century in Irvine, CA. The due diligence review is scheduled to begin 7/31/06 and will be complete by 8/11/06. A complete list of the staff that will be onsite for the review is attached.
- The data file attached is the due diligence sample. All due diligence files should be made available. In the event loans are not available, Citigroup reserves the right to substitute additional loans for review and the right to reject the related loan(s) not made available.
- The last day to provide documentation to clear loans is 8/21/06.
- **The final pool for purchase and final results will be distributed and agreed upon by 8/22/06.**
- **Your contact for loan level review results (post review) is [REDACTED]**

**Valuation Process:**

- **Some of the Mortgaged Properties will have an AVM and/or Risk Score ordered.**
- Properties that fall outside of acceptable tolerance levels will have the origination appraisal reviewed by 406 to further evaluate its accuracy and may be subject to a BPO.
- Appraisals will be requested to complete this reconciliation. The 1<sup>st</sup> list of which is attached. A 2<sup>nd</sup> request will be made no later than 8/1/06 after review of the second data tape received today.
- All requested appraisals should be received by 8/4/06.
- Final valuation results will be provided to you by 8/17/06.
- The last day to provide documentation; or to have a representative of New Century respond to our valuation results (to clear loans) is 8/23/06. **Responses and documentation should be emailed to [REDACTED]**
- **The final valuation pool for purchase and final results will be distributed and agreed on no later than 8/23/06.**
- **Your contact for valuation results is [REDACTED]**


**Additional Information:**

7/27/2006

- **Final balances for settlement must be received no later than 8/24/06.** The entire population will be reviewed for delinquencies, amortization issues and paid in fulls. **Any loan that is more than 30 days delinquent will not be purchased.**
- Please be advised that Citigroup now requires a **funding wire cut-off off time of 3pm.** The final loan population must be agreed upon and distributed no later than 8/24/06 in order to accommodate a timely funding.
- All zip codes and counties will be reviewed against the FEMA Individual Assistance designated areas. Additional documentation may be required on any loan in this area. You will be notified if anything needs to be provided on a specific loan.
- Please forward the underwriting guidelines used to underwrite/review the loans in this pool.

Please contact me with any questions you may have or if I have overlooked any other bid stipulations that were agreed to. I look forward to working with you.

Regards,

  
**406 Partners, LLC**  
1415 Main Street  
Salt Lake City, UT 84115  


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