

**Condemnation Guideline for Securitized Loans**  
**1/1/12**

***Contact:***

***Loan Administration Manager, Cincinnati, OH – Ameritas Mortgage Funding, Inc. (AMFI) serviced securitized loans***

**I. Condemnation**

- A. In the event a Correspondent becomes aware of any actual or proposed condemnation of the collateral property securing the loan, the Correspondent shall notify your Summit contact immediately.
- B. Condemnation proceeds are administered by Summit as outlined in the Deed of Trust or Mortgage.

**II. Documentation**

- A. Provide a report describing the actual or proposed condemnation and the likely affect on the value of the collateral property.
- B. Provide copies of maps or surveys which clearly show the location of the property affected by the condemnation.
- C. Provide a full description of the affected property including the square footage and photographs of the affected property.
- D. Provide a full description of any change to parking spaces, ingress or egress to the collateral property.
- E. Provide copies of all correspondence between the borrower and the governmental agency controlling the condemnation.
- F. Provide copies of any correspondence or material discussing the value of the affected property.
- G. Provide a Correspondent recommendation.

**III. Restoration**

- A. In the event a partial condemnation of the property requires restoration, the Correspondent may be requested to retain the condemnation proceeds in a trust account pursuant to an escrow agreement between borrower and AMFI.
- B. Correspondent shall monitor the restoration of the premises and release funds in the trust account pursuant to lender instructions.

#### IV. Reporting

- A. All funds being managed by the Correspondent are subject to reporting. Refer to the Reporting Section of the document titled *Reserves & Letter of Credit Guidelines for Securitized Loans* for reporting requirements.
- B. The monthly reserve report should be sent to the Loan Administration Manager.

***Disclaimer:***

***Lender reserves the right to exercise all rights and remedies under the various loan documents.***