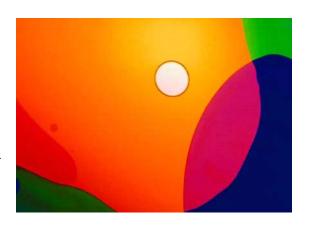
Title Chat

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Two Fraud & Forgery Prevention Rewards Claimed in March!!



Until March of this year the Company had paid two Fraud & Forgery Reward Program claims, one in Florida and one in Texas. In March, Texas claimed two more awards. Congratulations to Holly Faulkenberry and Martha Keith, both from Houston.

Holly is Kelly Frazier's executive assistant and was helping out at the Greenspoint office at the end of the month. She was preparing to fund a transaction when she noted that signature of the borrower's husband was missing. Holly approached the borrower and realtor inquiring whether the man attending the closing was the borrower's husband. The realtor and borrower indicated that he was indeed her husband and would be happy to sign the documents. He then told Holly that he did not have his driver's license with him and would have to bring it in later. Holly was skeptical whether the gentleman was the husband because the realtor and borrower acted very suspicious. Holly then contacted the lender to notify them of her apprehension. The borrower was contacted and admitted the man at the closing was not her husband, but her son. The husband came in later, presented proper identification and signed.

Martha is an escrow closer also in the Greenspoint office. One of the builder closings she had performed several weeks earlier was for a person with the last name of Gonzalez (not the real name). At that closing a young man assisted the borrower, his father, with translating the documents, which described Mr. Gonzalez as a single man per the loan documents. Later that month, the same young man appeared with a lady for another builder closing. Looking at the file Martha saw that the borrower was also Gonzalez, also described in the loan documents as being a single woman. When asked, the young man said the borrower was his mother. Being concerned, Martha called the lender who instructed her not to proceed with the closing, because the lender required joinder by the borrower's spouse. Comparing both files shows that the homes were next to each other; both buyers had the same address on their drivers' licenses; and both loans were with the same lender. While it could have been that the young man was the son of both Mr. and Ms. Gonzalez who were not married to each other, upon further investigation it was discovered that they were in fact married to each other. At the present time the respective spouses have executed both deeds of trust.

Thank you again Martha and Holly for avoiding two possibly messy claims.

The Bankruptcy reform bill that we discussed in our last Chat was passed by the United State Senate last month. If it is approved by the House of Representatives and President Bush, we will Chat about it again.

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