



Mayor Tom Barrett
City Hall, 2nd Floor
200 E. Wells Street
Milwaukee, WI 53202

Council President Michael Murphy
City Hall, 2nd Floor
200 E. Wells Street
Milwaukee, WI 53202

Re: Nationstar’s 5-Part Proposal to the City of Milwaukee (“City”)

Dear Mayor Barrett and Council President Murphy:

It is with great pleasure that Nationstar Mortgage LLC (“Nationstar”) offers the following 5-part proposal regarding Nationstar and its efforts in the City of Milwaukee:

1. Nationstar will provide up to \$30 million in financial assistance to Nationstar mortgage customers over the 3-year period covering calendar years 2016, 2017, and 2018 through loan modifications and related programs. The intent is to assist struggling Nationstar customers with programs, such as loan modifications and other incentive and relief programs, to avoid mortgage foreclosure to the extent possible and to promote homeowners and borrowers staying in their homes. Within thirty days after each calendar quarter in 2016, 2017, and 2018, Nationstar will report to the City regarding financial assistance actually provided, with the reports being submitted to the following City persons (or to such substitutes as the City may later designate) (the “City Contact Persons”). The reports will aggregate data on a census tract basis, and show total number of Nationstar serviced customers in the City (and number per census tract), the number of them in default (60+ days delinquent) per census tract in the City, and the amount of financial assistance provided through loan modifications and other assistance aggregated per census tract in the City.

<p>Mayor Tom Barrett c/o Housing Policy Director 200 E. Wells Street Milwaukee, WI 53202 Email: mhiggi@milwaukee.gov Phone: 414-286-3467</p>	<p>Common Council President Michael Murphy c/o Sarah Zarate 200 E. Wells Street Milwaukee, WI 53202 Email: szarat@milwaukee.gov Phone: 414-286-3272</p>
<p>Asst. City Attorney Gregg Hagopian 841 N. Broadway 7th Floor Milwaukee, WI 53202 Email: ghagop@milwaukee.gov Phone: 414-286-2620</p>	



2. Nationstar will donate and contribute over a three year period a cash gift to the City aggregating \$500,000 to be used by the City to provide further funding for the City's STRONG Homes Loan Program, created by Council File 140901. Nationstar shall contribute the funds to the City as follows: \$166,666.67 to be paid by Nationstar to the City on or before January 15, 2016 for use in 2016 and after (if applicable); \$166,666.67 to be paid by Nationstar to the City on or before January 15, 2017 for use in 2017 and after (if applicable); and \$166,666.67 to be paid by Nationstar to the City on or before January 15, 2018 for use in 2018 and after (if applicable). Nationstar intends that all such amounts so contributed by Nationstar be used for that Program and be carried over for future use for that Program if not used in the year of payment. This letter is intended to constitute the documentation of Nationstar's donation and contribution per Milwaukee Code or Ordinances 304-24-7-b.

3. Nationstar will provide three face-to-face customer outreach events in the City per year during each of 2016, 2017, and 2018, to meet Nationstar customers in Milwaukee who may be struggling with mortgage payments. Nationstar will coordinate those events with the City Contact Persons. Nationstar will advertise the events and staff them with Nationstar representatives so that the representatives may meet in person with struggling borrowers.

4. During the remainder of 2015, and during 2016, 2017 and 2018, Nationstar will endeavor to donate to nonprofits of its choice eligible Nationstar owned REO properties and Nationstar-managed REO properties in the City (in accordance with its own or its investor's applicable guidelines) for rehabilitation by such nonprofits along with a cash donation to such nonprofit of up to \$10,000 per donated parcel to support renovation costs. Within 30 days of the end of each calendar quarter, Nationstar will report to the City Contact Persons regarding (i) REO parcels located in the City owned by it or others for which Nationstar provides servicing (including addresses, and whether the parcels are owned by Nationstar or another to the extent permitted by its servicing contracts), and (ii) donations of REO properties (including done recipients and cash donation per parcel.) The report for December 31, 2015 will include such information for all of 2015.

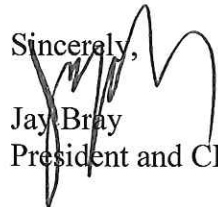
5. Nationstar will continue to assist the City in working with government-sponsored enterprises (including Freddie Mac and Fannie Mae and FHA) that own mortgage loans in Milwaukee serviced by Nationstar in an attempt to promote mortgage assistance opportunities in the City by such enterprises. In that regard, in 2016, Nationstar will request at least one face-to-face meeting with each of Fannie Mae, Freddie Mac, and FHA that will include City representatives, although in requesting such meetings, Nationstar cannot guarantee participation by those government-sponsored enterprises.

Nationstar's contact person for purposes of this letter agreement is set forth below, or will be such other substitute as Nationstar's CEO shall designate. In the event of substitution, Nationstar shall provide notice of such to City.



Dana Dillard
 Executive Vice President and Chief Customer Officer
 4000 Horizon Way
 Irving, TX 75063
 Phone: 214-687-4100
Dana.dillard@nationstarmail.com

Thank you very much. Nationstar looks forward to this collaborative endeavor with the City.
 Please sign acceptance below.

Sincerely,

 Jay Bray
 President and CEO

C by email:
 Mario Higgins
 Aaron Szopinski
 Gregg Hagopian

City Acceptance

The City of Milwaukee hereby accepts and agrees to the above.

<p>City Common Council Resolution File No. 150721</p> <p>CITY ATTORNEY APPROVAL (MCO 304-21)</p> <p>_____ Gregg Hagopian, Asst. City Attorney</p>	<p>CITY: City of Milwaukee</p> <p>By _____ Mayor Tom Barrett</p> <p>CITY CLERK</p> <p>_____ James R. Owczarski, City Clerk</p> <p>COUNTERSIGNED</p> <p>_____ Martin Matson, City Comptroller</p>
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