

**SETTLEMENT AND RELEASE AGREEMENT**

This Settlement and Release Agreement (“Agreement”) is made by, between, and among the following undersigned parties:


The Plaintiff Federal Deposit Insurance Corporation as Receiver for AmTrust Bank (“FDIC-R”); and Foundation Mortgage Corporation (the “Settling Defendant”) (individually, the FDIC-R and the Settling Defendant may be referred to herein as “Party” and collectively as the “Parties”).

**RECITALS**

WHEREAS:

Prior to December 4, 2009, AmTrust Bank, formerly known as Ohio Savings Bank (“AmTrust” or “Bank”), was a depository institution organized and existing under the laws of the United States.

On or about July 14, 2004, the Bank and Settling Defendant entered into a Master Correspondent Loan Purchase Agreement setting forth the terms and conditions pursuant to which the Bank would purchase certain residential mortgage loans originated and/or submitted by Settling Defendant (“MCLPA”).

Pursuant to the terms of the MCLPA, the Settling Defendant originated and/or submitted to the Bank various residential mortgage loans, including specifically, the following: 

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[Redacted text block]

(collectively, the

“Subject Loans”).

On December 4, 2009, the Office of Thrift Supervision closed the Bank and pursuant to 12 U.S.C. § 1821(c), the Federal Deposit Insurance Corporation was appointed Receiver. In accordance with 12 U.S.C. § 1821(d), the FDIC-R succeeded to all rights, titles, powers and privileges of the Bank, including those with respect to its assets.

Among the assets to which the FDIC-R succeeded were the Bank’s claims, demands, and causes of action that are the subject of this Agreement.

The FDIC-R filed a Complaint on December 2, 2015, for money damages against the Settling Defendant, which was severed into four separate lawsuits on July 18, 2017. In accordance with the severance order, the FDIC-R filed three additional complaints on July 24, 2017. These Complaints for damages (the “Complaints”) are now pending in the United States District Court for the Southern District of Florida in the following lawsuits: *Federal Deposit Insurance Corporation as Receiver for AmTrust Bank v. Foundation Mortgage Corporation*, Case Nos. 15-cv-24444; 17-cv-22752, 17-cv-22755, and 17-cv-22756 (collectively, the “Actions”). The Settling Defendant has denied liability in the Actions.

The undersigned Parties deem it in their best interests to enter into this Agreement to avoid the uncertainty and expense of further litigation.

NOW, THEREFORE, in consideration of the promises, undertakings, payments, and releases stated herein, the sufficiency of which consideration is hereby acknowledged, the undersigned Parties agree, each with the other, as follows:

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**SECTION I: Payment to FDIC-R**

A. As an essential covenant and condition to this Agreement, the Settling Defendant agrees to pay the FDIC-R the sum of \$230,000 (“the Settlement Payment”), as follows:

1. On or before 30 calendar days following the date the FDIC-R executes this Agreement, the Settling Defendant agrees to pay the FDIC-R the sum of \$50,000.
2. \$90,000 payable in 36 equal monthly installments of \$2,500 per month, due on the first day of each month, commencing on January 1, 2018.
3. One balloon payment of \$90,000 to be paid on or before December 1, 2020.

The amount of the Settlement Payment attributable to each of the loans identified in the Complaints in the Actions is set forth in Exhibit A.

B. The Settling Defendant shall deliver the Settlement Payment to the FDIC-R by wire transfer into an account designated by FDIC-R by notice to the attorneys for the Settling Defendant or by certified or cashier’s check drawn upon a depository institution acceptable to FDIC-R.

In the event that the Settlement Payment is not delivered to the FDIC-R (or its counsel) by the due dates set forth in Section I.A, above, interest shall accrue on all unpaid amounts at the rate of 5% per annum from the date that payment was required by Section I.A until the date of payment.

C. If the FDIC-R does not receive the Settlement Payment in full on or before the dates determined by Section I.A above, then the FDIC-R, in its sole discretion, shall have the right at any time prior to receipt of the Settlement Payment in full (including all accrued interest) to:

1. Extend the period of time for the Settlement Payment, including interest accruing from the dates determined by Section I.A above, through the date of payment at a rate calculated in accordance with 26 U.S.C. § 6621(a)(2); or

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2. Enforce this Agreement, in which event the Settling Defendant agrees to jurisdiction in United States District Court for the Southern District of Florida and to pay all of the FDIC-R's reasonable attorney's fees and costs expended in enforcing the terms of this Agreement; or

3. Terminate the Agreement and move to vacate any dismissal orders, to which the Settling Defendant agrees to consent and re-institute the Actions on the FDIC-R's claims. The Settling Defendant further agrees to waive any defense based on any statute of limitations that would bar any of the FDIC-R's claims and waives all objections, defenses, claims or counterclaims, and covenants and agrees not to assert any objections, defenses, claims or counterclaims that did not exist or were otherwise unavailable as of the date this Agreement was fully executed; or

4. Enforce the Stipulation for Entry of Judgment, attached hereto as Exhibit B; or

5. Seek any other relief available to it in law or equity.

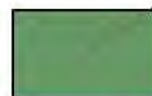
Any extension of time under Section I.C.1 for delivery of the Settlement Payment or acceptance of a portion of the Settlement Payment shall not prejudice the FDIC-R's rights to take any of the actions set forth in Section I.C.1 through I.C.5 at any time prior to receipt of Settlement Payment (including all accrued interest) in full.

#### **SECTION II: Stipulations and Dismissal**

Within ten business days after the full execution of both this Agreement and the Stipulation for Entry of Judgment by all of the Parties, the FDIC-R shall file a stipulation of dismissal with prejudice in the Actions, whereby the Court shall retain jurisdiction to hear and determine all matters related to the Actions and to enforce this Agreement, executed by the attorneys for all Parties hereto.

Within ten business days of the execution of this Agreement, the Parties agree to execute a Stipulation for Entry of Judgment for \$230,000. The FDIC-R shall send a notice to Defendant of any missed installment payment and provide Defendant ten calendar days to cure the default.

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Notice of default is required solely to enforce the Stipulation for Entry of Judgment and shall not otherwise impact any of the FDIC-R's rights and/or remedies under this Agreement in any way. If Defendant defaults on any installment payment and fails to cure the default within ten calendar days from notice of the non-payment, the FDIC-R may seek to enforce the Stipulation for Entry of Judgment in United States District Court for the Southern District of Florida on an *ex parte* basis, subject to the Federal Rules of Civil Procedure and the Local Rules of the United States District Court for the Southern District of Florida. If any portions of the Settlement Payment are paid prior to default, FDIC-R shall file a Notice of Partial Satisfaction of Judgment concurrently with the Stipulation for Entry of Judgment, to set forth the amount of the Settlement Payment already paid. FDIC-R shall be entitled to recover reasonable attorneys' fees and costs incurred in connection with enforcing the Judgment.

**SECTION III: Releases**

A. The FDIC-R's Releases.

Upon receipt of the Settlement Payment in full and except as provided in Section III.C, the FDIC-R, for itself and its successors and assigns, hereby releases and discharges the Settling Defendant and its heirs, executors, trustees, administrators, representatives, successors, and assigns, from any and all claims, demands, obligations, damages, actions, and causes of action, direct or indirect, in law or in equity, belonging to the FDIC-R, that arise from the causes of action alleged in the Actions and/or with respect to the Subject Loans.

B. The Settling Defendant's Releases.

Effective simultaneously with the release granted in Section III.A above, the Settling Defendant, on behalf of itself and its heirs, executors, trustees, administrators, representatives, attorneys, successors, and assigns, hereby releases and discharges the FDIC-R, and its employees, officers, directors, representatives, attorneys, successors and assigns, from any and all claims, demands, obligations, damages, actions, and causes of action, direct or indirect, in law or in equity, that arise from the causes of action alleged in the Actions and/or with respect to the Subject Loans.

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C. Exceptions from Releases by FDIC-R.

1. Notwithstanding any other provision of this Agreement, the FDIC-R does not release, and expressly preserves fully and to the same extent as if this Agreement had not been executed, any claims or causes of action:

a. Against the Settling Defendant or any other person or entity for liability, if any, incurred as the maker, endorser or guarantor of any promissory note or indebtedness payable or owed by them to FDIC-R, the Bank, other financial institutions, or any other person or entity, including without limitation any such claims acquired by FDIC-R as successor in interest to the Bank or any person or entity other than Bank; and

b. Against any person or entity not expressly released by the FDIC-R in this Agreement.

2. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall be construed or interpreted as limiting, waiving, releasing, or compromising the jurisdiction and authority of the Federal Deposit Insurance Corporation in the exercise of its supervisory or regulatory authority or to diminish its ability to institute administrative enforcement or other proceedings seeking removal, prohibition, or any other relief it is authorized to seek pursuant to its supervisory or regulatory authority against any person.

3. Notwithstanding any other provision of this Agreement, this Agreement does not purport to waive, or intend to waive, any claims that could be brought by the United States through the Department of Justice, the United States Attorney's Office for any federal judicial district, or any other department or agency of the United States as defined by 18 U.S.C. § 6. In addition, the FDIC-R specifically reserves the right to seek court-ordered restitution pursuant to the relevant provisions of the Mandatory Victims Restitution Act, 18 U.S.C. §§ 3322 and 3663, et. seq., if appropriate.

**SECTION IV: Representations and Acknowledgements**

A. Authorized Signatories. All of the undersigned persons represent and warrant that they are Parties hereto or are authorized to sign this Agreement on behalf of the respective Party,

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and that they have the full power and authority to bind such Party to each and every provision of this Agreement. This Agreement shall be binding upon and inure to the benefit of the undersigned Parties and their respective heirs, executors, trustees, administrators, representatives, successors and assigns.

B. Advice of Counsel. Each Party hereby acknowledges that he, she, or it has consulted with and obtained the advice of counsel prior to executing this Agreement, and that this Agreement has been explained to that Party by his or her counsel.

C. Status of FDIC-R Investigation. FDIC-R represents that it is no longer investigating Settling Defendant or any of its officers, directors, and employees in regards to any additional claims arising from the MCLPA, nor is it presently aware of any additional claims arising from the MCLPA. Settling Defendant acknowledges that this provision does not limit, waive, release, or compromise: (1) the exceptions to FDIC-R's release set forth in Section III.C above, and (2) FDIC-R's right to assert any additional claims discovered after the execution of this Agreement arising from the MCLPA against Settling Defendant or any of its officers, directors, and employees. FDIC-R acknowledges that this provision does not limit, waive, release, or compromise any defenses that Settling Defendant or any of its officers, directors and employees may have to any additional claims FDIC-R may assert after execution of this Agreement.

#### **SECTION V: Reasonable Cooperation**

The Parties agree to cooperate in good faith to effectuate all the terms and conditions of this Agreement, including doing, or causing their agents and attorneys to do, whatever is reasonably necessary to effectuate the signing, delivery, execution, filing, recording, and entry, of any documents necessary to conclude the Actions and to otherwise perform the terms of this Agreement.

#### **SECTION VI: Other Matters**

A. No Admission of Liability. The undersigned Parties each acknowledge and agree that the matters set forth in this Agreement constitute the settlement and compromise of disputed

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claims and defenses, that this Agreement is not an admission or evidence of liability or infirmity by any of them regarding any claim or defense, and that the Agreement shall not be offered or received in evidence by or against any Party except to enforce its terms.

B. Execution in Counterparts. This Agreement may be executed in counterparts by one or more of the Parties and all such counterparts when so executed shall together constitute the final Agreement, as if one document had been signed by all Parties; and each such counterpart, upon execution and delivery, shall be deemed a complete original, binding the Parties subscribed thereto upon the execution by all Parties to this Agreement.

C. Choice of Law. This Agreement shall be interpreted, construed and enforced according to applicable federal law, or in its absence, the laws of the State of Ohio.

D. Notices. Any notices required hereunder shall be sent by registered mail, first class, return receipt requested, and by email, to the following:

If to the FDIC-R: Paul Levin, Esq.; Mortgage Recovery Law Group; 700 N. Brand Blvd., Suite 830, Glendale, CA 91203; Tel.: (818) 630-7900; Email: [REDACTED]

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If to the Settling Defendant: Scott Jones; Foundation Mortgage Corporation; 1680 Michigan Ave., Ste. 700, Miami Beach, FL 33139; Tel: (305) 532-3995; Email:

[REDACTED]

E. Entire Agreement and Amendments. This Agreement constitutes the entire agreement and understanding between and among the undersigned Parties concerning the matters set forth herein and supersedes any prior agreements or understandings. This Agreement may not be amended or modified, nor may any of its provisions be waived, except in writing signed by the Parties bound thereby, or by their respective authorized attorney(s), or other representative(s).

F. Titles and Captions. All section titles and captions contained in this Agreement are for convenience only and shall not affect the interpretation of this Agreement.

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G. No Confidentiality. The undersigned Parties acknowledge that this Agreement shall not be confidential and will be disclosed pursuant to the Federal Deposit Insurance Corporation's applicable policies, procedures, and other legal requirements.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by each of them or their duly authorized representatives on the dates hereinafter subscribed.

Date: 12/5/2017

FEDERAL DEPOSIT INSURANCE CORPORATION AS  
RECEIVER FOR AMTRUST BANK

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BY:

[Redacted Signature]

TITLE: Counsel, Legal Division

PRINT NAME: Samuel B. Lutz

Date: 12/6/17

FOUNDATION MORTGAGE CORPORATION

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BY:

[Redacted Signature]

TITLE: President

PRINT NAME: Scott Jones