

**To: All Approved Brokers**  
**Date: Friday, November 7, 2008**  
**From: Mortgage Lion, Inc.**

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Our industry is currently facing unprecedented obstacles. In light of current economic conditions and in accordance with the goals of our parent company, **Mortgage Lion is exiting the wholesale lending business, effective immediately.**

We understand that this decision may affect your business, and want to make this transition as easy for you as possible. We will have minimal staff as of today, but they will continue to work tirelessly and professionally to assist you in closing out your locked and approved pipeline with us.

Important guidelines regarding your pipeline:

- New file submissions will only be accepted for loans with a current rate lock.
- Rate locks for all loans currently approved by underwriting will be accepted through Friday, November 7<sup>th</sup> at 5pm EST.
- The last day to fund all transactions will be 12/1/08.

We sincerely appreciate your business, support and trust over the past 23 years, and wish you the best in your future endeavors.

Sincerely,

**Mortgage Lion, Inc.**

*A Subsidiary of CapitalSouth Bank*