

New Industry Recognition and Growth at Rushmore Loan Management Services LLC

Standard & Poor's Raised Special Servicer Rating to Above Average

Rushmore to Begin Servicing an Additional \$260 Million in Mortgage Assets in Puerto Rico

Irvine, Calif. – April 6, 2015 - Rushmore Loan Management Services LLC, a national residential mortgage loan servicer of performing, re-performing and non-performing loans, announced today that Standard & Poor's (S&P) raised its special servicer rating for Rushmore from Average to Above Average in the second annual review of the platform. They also affirmed an Average ranking as a residential primary servicer. Additionally, Rushmore recently received its first platform review from Fitch with a favorable rating of RPS3 and RSS3 for primary and special servicing. Rushmore also announced that it will begin servicing an additional \$260 million in mortgage assets in its San Juan, Puerto Rico-based branch, bringing the total assets serviced in Puerto Rico to approximately \$1 billion.

Positive Ratings

The S&P report noted several positive highlights at Rushmore including the experienced management and staff, the increased special servicing portfolio, its technology platform, expanded auditing mechanisms and good oversight. The report also noted Rushmore's ability to further strengthen its infrastructure and internal controls, while maintaining solid servicing performance compared to its peers.

In its first annual review by Fitch, the Company was cited and assigned RPS3 and RSS3 Fitch ratings for primary and special residential mortgage-servicer with a stable outlook. The Fitch report noted Rushmore's "high-touch" servicing model as a key strength for the mortgage servicer. Fitch specifically called attention to the role of Rushmore's experienced account resolution specialists. The Company's process enables these staff members to serve as single points of contact for mortgage holders.

"These ratings reflect Rushmore's commitment to excellence in the mortgage-servicing industry," said Rushmore CEO Terry Smith. "I find it significant that these ratings note the important role of our dedicated staff as a key to our success – a well-deserved recognition."

New \$260M Performing Loan Portfolio

Additionally, Rushmore will begin servicing a new pool in excess of \$260 million of non-performing loans purchased in a joint venture by a group of investors. Roosevelt Management Company LLC, the parent company of Rushmore, acts as investment advisor and asset manager on behalf of the joint venture, while Rushmore will service the Puerto Rico assets primarily in their San Juan platform.

"Opening our operations in San Juan has been an important component of Rushmore's strategic growth plan, of which we are very proud," said Smith. "We are committed to developing our on-island capabilities and continue to look for opportunities to invest in and service residential loans in Puerto Rico."

Rushmore, which is licensed in all 50 states, DC and Puerto Rico, has locations in Dallas, Texas; Irvine, California; and San Juan, Puerto Rico. It is an approved government-sponsored enterprise seller/servicer for Fannie Mae, Freddie Mac and a Ginnie Mae issuer. Rushmore currently services more than 70,000 loans, at a total unpaid principle balance of over \$12 billion. Rushmore has also been reviewed and approved by DBRS and Kroll.

To learn more about Rushmore or for additional information about the Standard & Poor's and Fitch ratings, visit www.rushmorelm.com.

About Rushmore Loan Management Services LLC

Rushmore, headquartered in Irvine, California, is a national high-touch residential mortgage loan servicer of performing, re-performing and non-performing loans, as well as a national wholesale loan originator. Rushmore is licensed in all 50 states and Puerto Rico, and is approved with Fannie Mae, Freddie Mac, Ginnie Mae, HUD and USDA. Rushmore is known in the industry as a high-touch servicer and wholesale loan originator with state of the art technology, providing responsive and personalized service to borrowers, broker clients and investors.

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Media Contact:

Hope Margarit
Director of Marketing & Communications
hmargarit@rushmorelm.com
949-341-5748