

Reverse Mortgage Retail Leaders

Industry Overview

Data as of August 2010

Next Release Date: Week 1 of October

Endorsement Growth Change

12.6 %

Competition Growth

10.7 %

Active Lender Change

72

Figures above reflect change from prior month

PERFORMANCE

| Rank/Region | 09/09 | 10/09 | 11/09 | 12/09 | 01/10 | 02/10 | 03/10 | 04/10 | 05/10 | 06/10 | 07/10 | 08/10 | Trend |
|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| 1 Southeast/Caribbean | 1,790 | 1,700 | 1,544 | 1,829 | 1,560 | 1,532 | 1,239 | 1,213 | 1,039 | 1,080 | 1,275 | 1,418 | ▲ |
| 2 Pacific/Hawaii | 2,018 | 1,577 | 1,392 | 1,486 | 1,320 | 1,254 | 983 | 833 | 749 | 890 | 1,022 | 1,125 | ▲ |
| 3 Mid-Atlantic | 1,205 | 1,153 | 942 | 980 | 1,091 | 915 | 731 | 771 | 625 | 772 | 850 | 878 | ▲ |
| 4 Southwest | 970 | 901 | 986 | 963 | 814 | 906 | 728 | 691 | 517 | 681 | 688 | 847 | ▲ |
| 5 New York/New Jersey | 903 | 904 | 760 | 809 | 732 | 607 | 573 | 499 | 469 | 477 | 629 | 688 | ▲ |
| 6 Midwest | 756 | 853 | 665 | 740 | 753 | 621 | 561 | 592 | 419 | 466 | 472 | 597 | ▲ |
| 7 Northwest/Alaska | 702 | 666 | 532 | 543 | 483 | 428 | 317 | 284 | 277 | 296 | 348 | 336 | ▼ |
| 8 New England | 583 | 511 | 368 | 437 | 473 | 345 | 303 | 254 | 220 | 267 | 307 | 334 | ▲ |
| 9 Rocky Mountain | 366 | 327 | 352 | 321 | 250 | 254 | 241 | 227 | 144 | 239 | 200 | 246 | ▲ |
| 10 Great Plains | 180 | 180 | 197 | 176 | 153 | 162 | 146 | 147 | 95 | 136 | 110 | 176 | ▲ |
| Total | 9,473 | 8,772 | 7,738 | 8,284 | 7,629 | 7,024 | 5,822 | 5,511 | 4,554 | 5,304 | 5,901 | 6,645 | ▲ |

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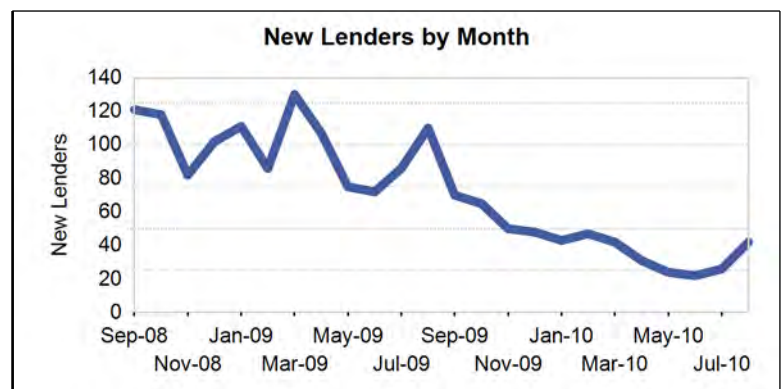
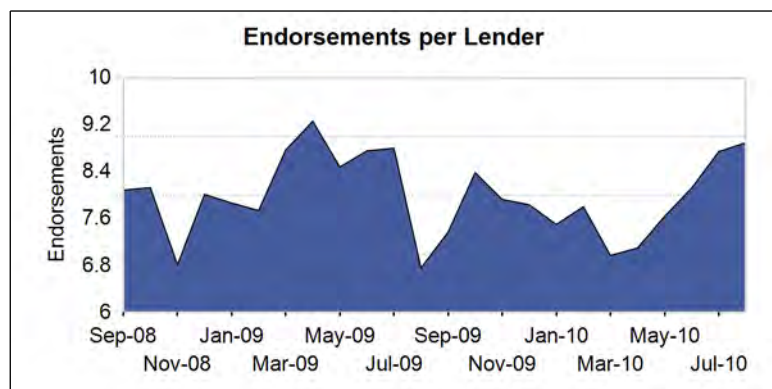
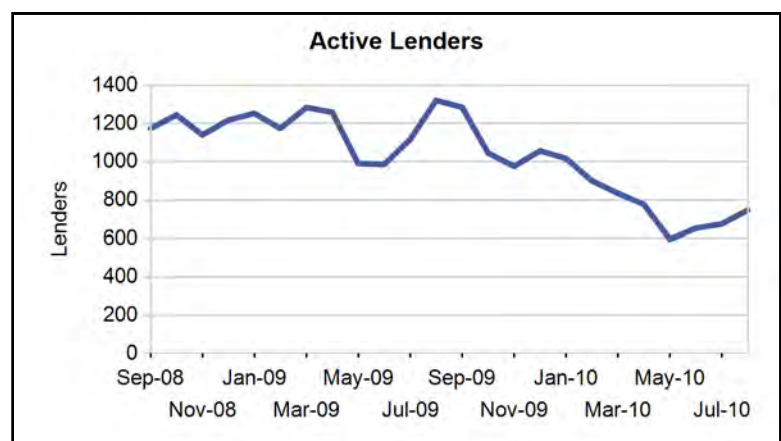
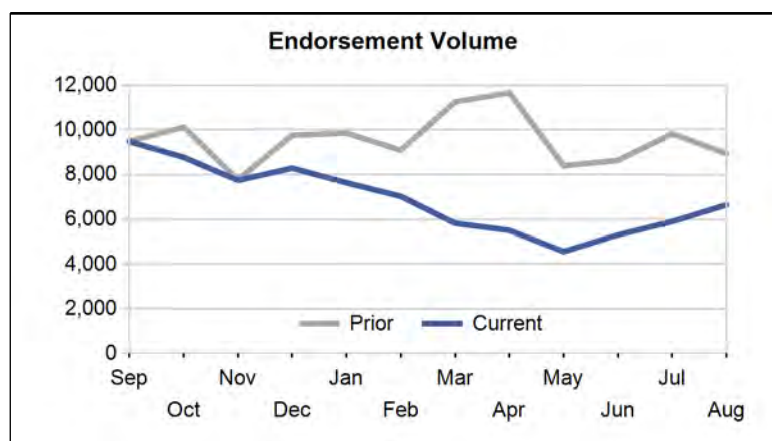
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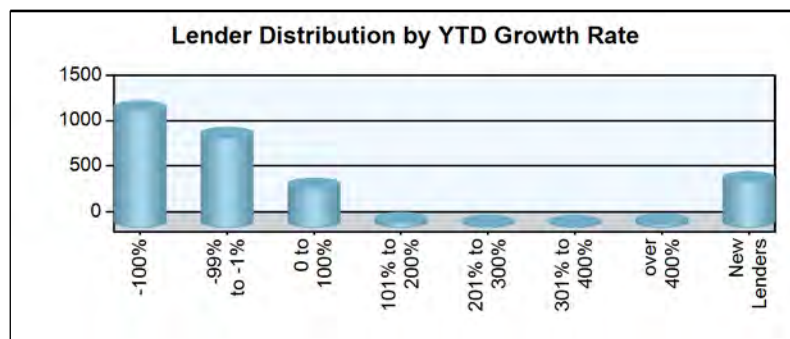
Competition

Top 10 Lenders

| Rank / Lender | 09/09 | 10/09 | 11/09 | 12/09 | 01/10 | 02/10 | 03/10 | 04/10 | 05/10 | 06/10 | 07/10 | 08/10 | Total | Trend |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|----------|
| 1 WELLS FARGO BANK NA | 1,282 | 1,594 | 1,491 | 1,552 | 1,206 | 1,365 | 1,079 | 1,179 | 991 | 1,077 | 1,383 | 1,880 | 16,079 | ▲ |
| 2 BANK OF AMERICA NA CHARLOTTE | 1,046 | 872 | 728 | 924 | 718 | 631 | 542 | 459 | 539 | 641 | 562 | 677 | 8,339 | ▲ |
| 3 METLIFE BANK | 215 | 416 | 346 | 321 | 281 | 136 | 140 | 180 | 201 | 275 | 395 | 397 | 3,303 | ▲ |
| 4 ONE REVERSE MORTGAGE LLC | 244 | 307 | 303 | 237 | 203 | 121 | 318 | 261 | 214 | 251 | 263 | 299 | 3,021 | ▲ |
| 5 FINANCIAL FREEDOM ACQUISITION | 478 | 348 | 210 | 239 | 206 | 125 | 105 | 98 | 55 | 79 | 76 | 82 | 2,101 | ▲ |
| 6 URBAN FINANCIAL GROUP | 67 | 40 | 117 | 61 | 74 | 273 | 183 | 157 | 91 | 91 | 86 | 59 | 1,299 | ▼ |
| 7 1ST AAA REVERSE MORTGAGE | 152 | 125 | 126 | 112 | 120 | 109 | 85 | 73 | 69 | 108 | 91 | 96 | 1,266 | ▲ |
| 8 GENERATION MORTGAGE COMPANY | 51 | 36 | 155 | 141 | 159 | 235 | 86 | 61 | 71 | 83 | 83 | 84 | 1,245 | ▲ |
| 9 GENWORTH FINANCIAL HM EQUITY A | 74 | 47 | 59 | 76 | 50 | 124 | 96 | 64 | 65 | 132 | 247 | 170 | 1,204 | ▼ |
| 10 SECURITY ONE LENDING | 174 | 91 | 67 | 93 | 116 | 35 | 79 | 43 | 31 | 68 | 46 | 82 | 925 | ▲ |
| Top 10 SubTotal | 3,783 | 3,876 | 3,602 | 3,756 | 3,133 | 3,154 | 2,713 | 2,575 | 2,327 | 2,805 | 3,232 | 3,826 | 38,782 | ▲ |
| Industry Total | 9,473 | 8,772 | 7,738 | 8,284 | 7,629 | 7,024 | 5,822 | 5,511 | 4,554 | 5,304 | 5,901 | 6,645 | 82,657 | ▲ |



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Market Performance

| Market | YTD Volume 2010 | YTD Volume 2009 | Chg % | Active Lenders 2010 | Active Lenders 2009 | Chg % | Volume / Lender 2010 | Volume / Lender 2009 | Chg % |
|----------------------------|-----------------|-----------------|----------------|---------------------|---------------------|----------------|----------------------|----------------------|----------------|
| Great Plains | | | | | | | | | |
| ST. LOUIS | 371 | 640 | -42.0 % | 52 | 87 | -40.2 % | 2.6 | 2.6 | -3.1 % |
| KANSAS CITY | 334 | 528 | -36.7 % | 51 | 83 | -38.6 % | 2.7 | 2.7 | -0.1 % |
| DES MOINES | 170 | 266 | -36.1 % | 25 | 30 | -16.7 % | 3.2 | 4.0 | -18.6 % |
| OMAHA | 144 | 177 | -18.6 % | 16 | 23 | -30.4 % | 3.7 | 3.4 | 9.0 % |
| TOPEKA | 106 | 132 | -19.7 % | 28 | 29 | -3.4 % | 2.0 | 1.7 | 15.7 % |
| Region Total | 1,125 | 1,743 | -35.5 % | 103 | 164 | -37.2 % | 4.3 | 4.0 | 6.4 % |
| Mid-Atlantic | | | | | | | | | |
| BALTIMORE | 1,770 | 2,334 | -24.2 % | 122 | 170 | -28.2 % | 4.5 | 4.2 | 6.4 % |
| RICHMOND | 1,715 | 2,517 | -31.9 % | 118 | 165 | -28.5 % | 4.2 | 4.6 | -6.9 % |
| PHILADELPHIA | 1,588 | 2,045 | -22.3 % | 117 | 168 | -30.4 % | 4.2 | 3.9 | 6.6 % |
| WASH. D.C. | 896 | 1,348 | -33.5 % | 102 | 141 | -27.7 % | 3.0 | 3.1 | -5.0 % |
| WILMINGTON | 305 | 493 | -38.1 % | 32 | 58 | -44.8 % | 2.8 | 2.9 | -3.0 % |
| PITTSBURGH | 246 | 433 | -43.2 % | 50 | 64 | -21.9 % | 1.9 | 2.1 | -10.9 % |
| CHARLESTON | 113 | 121 | -6.6 % | 22 | 23 | -4.3 % | 1.9 | 2.0 | -8.0 % |
| Region Total | 6,633 | 9,291 | -28.6 % | 283 | 392 | -27.8 % | 6.8 | 6.6 | 3.2 % |
| Midwest | | | | | | | | | |
| CHICAGO | 1,486 | 2,608 | -43.0 % | 152 | 210 | -27.6 % | 3.3 | 3.7 | -10.6 % |
| MILWAUKEE | 485 | 740 | -34.5 % | 51 | 52 | -1.9 % | 3.7 | 4.4 | -14.3 % |
| MINN. ST. PAUL | 484 | 818 | -40.8 % | 53 | 68 | -22.1 % | 3.5 | 4.2 | -15.1 % |
| INDIANAPOLIS | 480 | 733 | -34.5 % | 45 | 78 | -42.3 % | 3.3 | 3.1 | 6.0 % |
| CLEVELAND | 363 | 508 | -28.5 % | 52 | 73 | -28.8 % | 2.7 | 2.4 | 15.0 % |
| GRAND RAPIDS | 309 | 469 | -34.1 % | 46 | 69 | -33.3 % | 2.2 | 2.4 | -5.2 % |
| DETROIT | 284 | 759 | -62.6 % | 61 | 99 | -38.4 % | 1.9 | 2.6 | -26.2 % |
| SPRINGFIELD | 182 | 297 | -38.7 % | 40 | 51 | -21.6 % | 1.7 | 1.9 | -10.8 % |
| CINCINNATI | 171 | 221 | -22.6 % | 38 | 43 | -11.6 % | 1.9 | 1.9 | -4.4 % |
| COLUMBUS | 170 | 195 | -12.8 % | 30 | 53 | -43.4 % | 2.4 | 1.9 | 29.1 % |
| FLINT | 67 | 156 | -57.1 % | 22 | 42 | -47.6 % | 1.3 | 1.7 | -24.0 % |
| Region Total | 4,481 | 7,504 | -40.3 % | 347 | 481 | -27.9 % | 4.6 | 4.9 | -7.3 % |
| New England | | | | | | | | | |
| BOSTON | 1,057 | 1,665 | -36.5 % | 105 | 140 | -25.0 % | 3.2 | 3.7 | -11.4 % |
| HARTFORD | 742 | 1,099 | -32.5 % | 101 | 128 | -21.1 % | 2.8 | 3.2 | -10.4 % |
| MANCHESTER | 239 | 343 | -30.3 % | 46 | 61 | -24.6 % | 2.1 | 2.2 | -3.9 % |
| BANGOR | 223 | 355 | -37.2 % | 23 | 35 | -34.3 % | 2.8 | 3.5 | -19.8 % |
| PROVIDENCE | 159 | 247 | -35.6 % | 26 | 40 | -35.0 % | 2.0 | 2.2 | -8.5 % |
| BURLINGTON | 83 | 136 | -39.0 % | 16 | 16 | 0.0 % | 2.4 | 3.2 | -26.5 % |
| Region Total | 2,503 | 3,845 | -34.9 % | 195 | 272 | -28.3 % | 4.1 | 4.5 | -8.1 % |
| New York/New Jersey | | | | | | | | | |
| NEW YORK | 2,107 | 3,374 | -37.6 % | 146 | 155 | -5.8 % | 4.4 | 5.9 | -25.4 % |
| NEWARK | 1,139 | 1,580 | -27.9 % | 115 | 158 | -27.2 % | 3.9 | 3.7 | 6.4 % |
| CAMDEN | 781 | 1,161 | -32.7 % | 93 | 138 | -32.6 % | 3.1 | 2.9 | 9.2 % |
| ALBANY | 438 | 680 | -35.6 % | 46 | 64 | -28.1 % | 3.5 | 3.8 | -9.3 % |
| BUFFALO | 209 | 344 | -39.2 % | 20 | 31 | -35.5 % | 3.6 | 4.5 | -19.2 % |
| Region Total | 4,674 | 7,139 | -34.5 % | 257 | 307 | -16.3 % | 5.7 | 6.5 | -12.1 % |
| Northwest/Alaska | | | | | | | | | |
| SEATTLE | 1,195 | 1,944 | -38.5 % | 99 | 144 | -31.3 % | 3.4 | 4.2 | -19.2 % |
| PORTLAND | 1,056 | 2,163 | -51.2 % | 119 | 174 | -31.6 % | 3.0 | 3.6 | -15.5 % |
| BOISE | 294 | 633 | -53.6 % | 45 | 76 | -40.8 % | 2.5 | 3.0 | -18.9 % |
| SPOKANE | 166 | 240 | -30.8 % | 42 | 52 | -19.2 % | 1.7 | 2.1 | -20.5 % |
| ANCHORAGE | 58 | 60 | -3.3 % | 8 | 10 | -20.0 % | 2.8 | 2.7 | 0.9 % |
| Region Total | 2,769 | 5,040 | -45.1 % | 192 | 279 | -31.2 % | 4.4 | 5.0 | -13.3 % |

| Market | YTD Volume 2010 | YTD Volume 2009 | Chg % | Active Lenders 2010 | Active Lenders 2009 | Chg % | Volume / Lender 2010 | Volume / Lender 2009 | Chg % |
|----------------------------|-----------------|-----------------|----------------|---------------------|---------------------|----------------|----------------------|----------------------|----------------|
| Pacific/Hawaii | | | | | | | | | |
| LOS ANGELES | 2,269 | 3,444 | -34.1 % | 225 | 289 | -22.1 % | 3.9 | 4.4 | -12.0 % |
| SAN FRANCISCO | 1,623 | 2,540 | -36.1 % | 131 | 183 | -28.4 % | 4.1 | 4.9 | -16.4 % |
| SANTA ANA | 1,273 | 2,193 | -42.0 % | 181 | 254 | -28.7 % | 3.1 | 3.4 | -8.7 % |
| PHOENIX | 811 | 2,122 | -61.8 % | 76 | 149 | -49.0 % | 3.7 | 4.5 | -17.8 % |
| SAN DIEGO | 649 | 907 | -28.4 % | 103 | 136 | -24.3 % | 2.5 | 2.6 | -1.8 % |
| SACRAMENTO | 605 | 1,329 | -54.5 % | 97 | 144 | -32.6 % | 3.0 | 3.5 | -16.3 % |
| FRESNO | 252 | 535 | -52.9 % | 51 | 84 | -39.3 % | 2.3 | 2.6 | -12.1 % |
| HONOLULU | 232 | 380 | -38.9 % | 39 | 47 | -17.0 % | 2.0 | 2.8 | -25.9 % |
| TUCSON | 192 | 402 | -52.2 % | 37 | 68 | -45.6 % | 2.2 | 2.3 | -2.6 % |
| LAS VEGAS | 173 | 415 | -58.3 % | 30 | 42 | -28.6 % | 2.7 | 2.9 | -6.9 % |
| RENO | 97 | 255 | -62.0 % | 18 | 32 | -43.8 % | 1.9 | 2.9 | -33.1 % |
| Region Total | 8,176 | 14,522 | -43.7 % | 463 | 653 | -29.1 % | 6.1 | 7.0 | -12.1 % |
| Rocky Mountain | | | | | | | | | |
| DENVER | 818 | 1,386 | -41.0 % | 79 | 119 | -33.6 % | 3.4 | 3.9 | -12.9 % |
| SALT LAKE CITY | 651 | 1,091 | -40.3 % | 74 | 99 | -25.3 % | 2.8 | 3.6 | -21.1 % |
| HELENA | 187 | 349 | -46.4 % | 19 | 24 | -20.8 % | 2.3 | 4.0 | -43.7 % |
| CASPER | 76 | 139 | -45.3 % | 15 | 17 | -11.8 % | 1.8 | 2.9 | -38.2 % |
| SIOUX FALLS | 44 | 74 | -40.5 % | 4 | 7 | -42.9 % | 2.8 | 4.3 | -33.5 % |
| FARGO | 25 | 40 | -37.5 % | 3 | 5 | -40.0 % | 2.4 | 2.5 | -4.2 % |
| Region Total | 1,801 | 3,079 | -41.5 % | 146 | 205 | -28.8 % | 3.9 | 4.8 | -18.8 % |
| Southeast/Caribbean | | | | | | | | | |
| MIAMI | 1,805 | 4,373 | -58.7 % | 226 | 382 | -40.8 % | 2.9 | 3.6 | -18.9 % |
| ATLANTA | 1,273 | 1,646 | -22.7 % | 98 | 161 | -39.1 % | 4.0 | 3.6 | 10.8 % |
| CARIBBEAN | 1,145 | 1,387 | -17.4 % | 17 | 11 | 54.5 % | 14.4 | 24.7 | -41.9 % |
| TAMPA | 1,002 | 2,166 | -53.7 % | 143 | 263 | -45.6 % | 2.9 | 3.0 | -4.0 % |
| GREENSBORO | 991 | 1,435 | -30.9 % | 24 | 36 | -33.3 % | 8.8 | 8.9 | -0.4 % |
| JACKSONVILLE | 860 | 1,597 | -46.1 % | 122 | 184 | -33.7 % | 2.4 | 2.9 | -18.0 % |
| COLUMBIA | 751 | 1,000 | -24.9 % | 63 | 90 | -30.0 % | 3.6 | 3.6 | -0.6 % |
| BIRMINGHAM | 696 | 930 | -25.2 % | 71 | 86 | -17.4 % | 3.2 | 3.3 | -2.9 % |
| ORLANDO | 595 | 1,676 | -64.5 % | 103 | 226 | -54.4 % | 2.3 | 2.7 | -13.6 % |
| KNOXVILLE | 325 | 566 | -42.6 % | 53 | 76 | -30.3 % | 2.3 | 2.3 | -2.8 % |
| NASHVILLE | 271 | 330 | -17.9 % | 44 | 55 | -20.0 % | 2.6 | 2.3 | 12.6 % |
| LOUISVILLE | 245 | 350 | -30.0 % | 46 | 57 | -19.3 % | 2.2 | 2.6 | -13.4 % |
| JACKSON | 237 | 327 | -27.5 % | 39 | 44 | -11.4 % | 2.0 | 2.7 | -23.8 % |
| MEMPHIS | 160 | 243 | -34.2 % | 32 | 46 | -30.4 % | 1.8 | 2.0 | -5.4 % |
| Region Total | 10,356 | 18,026 | -42.5 % | 552 | 859 | -35.7 % | 6.1 | 6.4 | -5.4 % |
| Southwest | | | | | | | | | |
| HOUSTON | 1,103 | 1,101 | 0.2 % | 76 | 81 | -6.2 % | 4.5 | 4.5 | 0.8 % |
| SAN ANTONIO | 998 | 1,290 | -22.6 % | 68 | 94 | -27.7 % | 4.4 | 4.3 | 1.8 % |
| DALLAS | 755 | 1,116 | -32.3 % | 77 | 93 | -17.2 % | 3.0 | 3.8 | -19.8 % |
| FT. WORTH | 675 | 943 | -28.4 % | 64 | 83 | -22.9 % | 3.2 | 3.8 | -15.6 % |
| NEW ORLEANS | 598 | 649 | -7.9 % | 54 | 63 | -14.3 % | 3.0 | 3.0 | 0.6 % |
| ALBUQUERQUE | 418 | 658 | -36.5 % | 63 | 83 | -24.1 % | 2.3 | 2.8 | -17.1 % |
| LITTLE ROCK | 414 | 505 | -18.0 % | 42 | 48 | -12.5 % | 3.1 | 3.1 | -0.2 % |
| LUBBOCK | 401 | 541 | -25.9 % | 47 | 49 | -4.1 % | 2.7 | 3.5 | -23.2 % |
| TULSA | 216 | 262 | -17.6 % | 27 | 40 | -32.5 % | 2.5 | 2.3 | 10.9 % |
| OKLAHOMA CITY | 189 | 285 | -33.7 % | 28 | 36 | -22.2 % | 2.1 | 2.2 | -4.2 % |
| SHREVEPORT | 105 | 118 | -11.0 % | 26 | 25 | 4.0 % | 1.5 | 2.1 | -27.1 % |
| Region Total | 5,872 | 7,468 | -21.4 % | 234 | 296 | -20.9 % | 7.5 | 7.4 | 1.9 % |
| Grand Total | 48,390 | 77,657 | -37.7 % | 2,001 | 2,783 | -28.1 % | 7.8 | 8.3 | -5.5 % |

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Top 100 Lenders - Year to Date

| Rank | Lender | Vol 2010 | Vol 2009 | Chg % | Mkt Share 2010 | Mkt Share 2009 | Chg % | Top State |
|------|--------------------------|----------|----------|---------|----------------|----------------|---------|-----------|
| 1 | WELLS FARGO BANK NA | 10160 | 13650 | -26 % | 21.0 % | 17.6 % | 19 % | CA |
| 2 | BANK OF AMERICA NA CHARL | 4769 | 7010 | -32 % | 9.9 % | 9.0 % | 9 % | CA |
| 3 | METLIFE BANK | 2005 | 1927 | 4 % | 4.1 % | 2.5 % | 67 % | NY |
| 4 | ONE REVERSE MORTGAGE LLC | 1930 | 2038 | -5 % | 4.0 % | 2.6 % | 52 % | TX |
| 5 | URBAN FINANCIAL GROUP | 1014 | 894 | 13 % | 2.1 % | 1.2 % | 82 % | TX |
| 6 | GENWORTH FINANCIAL HM EQ | 948 | 434 | 118 % | 2.0 % | 0.6 % | 251 % | CA |
| 7 | GENERATION MORTGAGE COMP | 862 | 1322 | -35 % | 1.8 % | 1.7 % | 5 % | CA |
| 8 | FINANCIAL FREEDOM ACQUIS | 826 | 2735 | -70 % | 1.7 % | 3.5 % | -52 % | CA |
| 9 | 1ST AAA REVERSE MORTGAGE | 751 | 721 | 4 % | 1.6 % | 0.9 % | 67 % | TX |
| 10 | GUARDIAN FIRST FUNDING G | 558 | 619 | -10 % | 1.2 % | 0.8 % | 45 % | FL |
| 11 | NET EQUITY FINANCIAL INC | 514 | 391 | 31 % | 1.1 % | 0.5 % | 111 % | MD |
| 12 | SECURITY ONE LENDING | 500 | 824 | -39 % | 1.0 % | 1.1 % | -3 % | CA |
| 13 | NEW DAY FINANCIAL LLC | 420 | 35 | 1,100 % | 0.9 % | 0.0 % | 1,826 % | TX |
| 14 | AMERICAN ADVISORS GROUP | 417 | 389 | 7 % | 0.9 % | 0.5 % | 72 % | CA |
| 15 | COOPER AND SHEIN LLC | 414 | 88 | 370 % | 0.9 % | 0.1 % | 655 % | MD |
| 16 | M AND T BANK | 383 | 542 | -29 % | 0.8 % | 0.7 % | 13 % | NY |
| 17 | SENIOR MORTGAGE BANKERS | 382 | 0 | | 0.8 % | 0.0 % | | ZZ |
| 18 | MONEY HOUSE INC | 360 | 750 | -52 % | 0.7 % | 1.0 % | -23 % | ZZ |
| 19 | EQUIPOINT FINANCIAL NETW | 298 | 352 | -15 % | 0.6 % | 0.5 % | 36 % | OR |
| 20 | FIRST MARINER BANK | 291 | 550 | -47 % | 0.6 % | 0.7 % | -15 % | MD |
| 21 | SENIOR AMERICAN FUNDING | 226 | 239 | -5 % | 0.5 % | 0.3 % | 52 % | CA |
| 22 | SENIORS REVERSE MORTGAGE | 223 | 449 | -50 % | 0.5 % | 0.6 % | -20 % | CA |
| 23 | INTEGRITY 1ST MORTGAGE I | 214 | 177 | 21 % | 0.4 % | 0.2 % | 94 % | IL |
| 24 | PNC REVERSE MORTGAGE LLC | 208 | 0 | | 0.4 % | 0.0 % | | NJ |
| 25 | SUNTRUST MORTGAGE INC | 207 | 145 | 43 % | 0.4 % | 0.2 % | 129 % | FL |
| 26 | BRIAN A COLE & ASSOCIATE | 202 | 83 | 143 % | 0.4 % | 0.1 % | 291 % | GA |
| 27 | ASPIRE FINANCIAL INC | 194 | 10 | 1,840 % | 0.4 % | 0.0 % | 3,013 % | TX |
| 28 | STAY IN HOME MORTGAGE IN | 178 | 460 | -61 % | 0.4 % | 0.6 % | -38 % | WA |
| 29 | MAS ASSOCIATES | 176 | 11 | 1,500 % | 0.4 % | 0.0 % | 2,468 % | MD |
| 30 | IREVERSE HOME LOANS LLC | 173 | 0 | | 0.4 % | 0.0 % | | CA |
| 31 | PRIORITY MORTGAGE CORPOR | 169 | 230 | -27 % | 0.3 % | 0.3 % | 18 % | FL |
| 32 | MORTGAGESHOP LLC | 162 | 267 | -39 % | 0.3 % | 0.3 % | -3 % | VA |
| 33 | UPSTATE CAPITAL INC | 152 | 341 | -55 % | 0.3 % | 0.4 % | -28 % | NY |
| 34 | CHERRY CREEK MORTGAGE CO | 150 | 213 | -30 % | 0.3 % | 0.3 % | 13 % | CO |
| 35 | EQUITABLE REVERSE MORTGA | 149 | 0 | | 0.3 % | 0.0 % | | CA |
| 36 | HARVARD HOME MORTGAGE IN | 148 | 267 | -45 % | 0.3 % | 0.3 % | -11 % | NC |
| 37 | TRADITIONAL HOME MORTGAG | 132 | 71 | 86 % | 0.3 % | 0.1 % | 198 % | AZ |
| 38 | ACADEMY MORTGAGE LLC | 131 | 288 | -55 % | 0.3 % | 0.4 % | -27 % | MD |
| 39 | GATEWAY REVERSE MORTGAGE | 128 | 152 | -16 % | 0.3 % | 0.2 % | 35 % | MO |
| 40 | METAMERICA MORTGAGE BANK | 126 | 191 | -34 % | 0.3 % | 0.2 % | 6 % | VA |
| 41 | UNITED SOUTHWEST MORTGAG | 120 | 115 | 4 % | 0.2 % | 0.1 % | 67 % | CA |
| 42 | M AND I MARSHALL AND ILS | 119 | 321 | -63 % | 0.2 % | 0.4 % | -41 % | WI |
| 43 | MCM HOLDINGS INC | 117 | 88 | 33 % | 0.2 % | 0.1 % | 113 % | FL |
| 44 | GOLDEN GATEWAY FINANCIAL | 117 | 114 | 3 % | 0.2 % | 0.1 % | 65 % | WA |
| 45 | ROYAL UNITED MORTGAGE LL | 117 | 0 | | 0.2 % | 0.0 % | | IN |
| 46 | WEBSTER BANK | 115 | 151 | -24 % | 0.2 % | 0.2 % | 22 % | CT |
| 47 | MONTGOMERY MORTGAGE INC | 113 | 116 | -3 % | 0.2 % | 0.1 % | 56 % | TX |
| 48 | EVOFI ONE | 112 | 484 | -77 % | 0.2 % | 0.6 % | -63 % | CA |
| 49 | GMFS LLC | 104 | 106 | -2 % | 0.2 % | 0.1 % | 57 % | LA |
| 50 | URBAN HOUSING MORTGAGE A | 100 | 77 | 30 % | 0.2 % | 0.1 % | 108 % | LA |

| Rank | Lender | Vol 2010 | Vol 2009 | Chg % | Mkt Share 2010 | Mkt Share 2009 | Chg % | Top State |
|------|----------------------------|----------|----------|-------|----------------|----------------|---------|-----------|
| 51 | ENVOY MORTGAGE LTD | 97 | 29 | 234 % | 0.2 % | 0.0 % | 437 % | WI |
| 52 | POPULAR MORTGAGE INC | 96 | 73 | 32 % | 0.2 % | 0.1 % | 111 % | ZZ |
| 53 | WILMINGTON SAVINGS FD SO | 95 | 128 | -26 % | 0.2 % | 0.2 % | 19 % | DE |
| 54 | HARTLAND MORTGAGE CENTER | 94 | 123 | -24 % | 0.2 % | 0.2 % | 23 % | IL |
| 55 | EAGLE NATIONWIDE MORTGAG | 93 | 147 | -37 % | 0.2 % | 0.2 % | 2 % | MD |
| 56 | ALLIED HOME MORTGAGE CAP | 93 | 272 | -66 % | 0.2 % | 0.4 % | -45 % | PA |
| 57 | AA MORTGAGE GROUP LLC | 91 | 60 | 52 % | 0.2 % | 0.1 % | 143 % | VA |
| 58 | REMINGTON MORTGAGE INC | 89 | 147 | -39 % | 0.2 % | 0.2 % | -3 % | MD |
| 59 | SIDUS FINANCIAL LLC | 88 | 122 | -28 % | 0.2 % | 0.2 % | 16 % | NC |
| 60 | OPEN MORTGAGE LLC | 88 | 88 | 0 % | 0.2 % | 0.1 % | 60 % | CA |
| 61 | MASTER MORTGAGE CORPORAT | 88 | 159 | -45 % | 0.2 % | 0.2 % | -11 % | ZZ |
| 62 | SENIORS FIRST MORTGAGE C | 87 | 111 | -22 % | 0.2 % | 0.1 % | 26 % | VA |
| 63 | VALUE FINANCIAL MORTGAGE | 84 | 231 | -64 % | 0.2 % | 0.3 % | -42 % | FL |
| 64 | FUTURES SAFE FINANCIAL COR | 83 | 193 | -57 % | 0.2 % | 0.2 % | -31 % | CA |
| 65 | CITYONE MORTGAGE BANKERS | 82 | 305 | -73 % | 0.2 % | 0.4 % | -57 % | FL |
| 66 | ALL FINANCIAL SERVICES I | 80 | 71 | 13 % | 0.2 % | 0.1 % | 81 % | PA |
| 67 | AMERICAN PACIFIC MORTGAG | 79 | 150 | -47 % | 0.2 % | 0.2 % | -15 % | CA |
| 68 | NATIONWIDE EQUITIES CORP | 79 | 79 | 0 % | 0.2 % | 0.1 % | 60 % | NY |
| 69 | VAN DYK MORTGAGE CORPORA | 77 | 178 | -57 % | 0.2 % | 0.2 % | -31 % | FL |
| 70 | PRIMELENDING A PLAINSCAP | 77 | 8 | 863 % | 0.2 % | 0.0 % | 1,445 % | TX |
| 71 | AEGEAN FINANCIAL INC | 77 | 98 | -21 % | 0.2 % | 0.1 % | 26 % | CA |
| 72 | 1ST SOURCE FUNDING INC | 77 | 130 | -41 % | 0.2 % | 0.2 % | -5 % | CA |
| 73 | DIRECT FINANCE CORP | 76 | 177 | -57 % | 0.2 % | 0.2 % | -31 % | MA |
| 74 | TRIPPOINT MORTGAGE GROUP | 76 | 25 | 204 % | 0.2 % | 0.0 % | 388 % | CA |
| 75 | PRIMARY RESIDENTIAL MORT | 75 | 87 | -14 % | 0.2 % | 0.1 % | 38 % | NM |
| 76 | SENIOR REVERSE MORTGAGE | 73 | 50 | 46 % | 0.2 % | 0.1 % | 134 % | TX |
| 77 | SUN AMERICAN MORTGAGE CO | 71 | 203 | -65 % | 0.1 % | 0.3 % | -44 % | AZ |
| 78 | PNC MORTGAGE LLC | 71 | 440 | -84 % | 0.1 % | 0.6 % | -74 % | PA |
| 79 | EAST COAST CAPITAL CORP | 71 | 14 | 407 % | 0.1 % | 0.0 % | 714 % | NY |
| 80 | GATEWAY FUNDING DIVERSIF | 69 | 165 | -58 % | 0.1 % | 0.2 % | -33 % | PA |
| 81 | RESIDENTIAL EQUITY FUNDI | 68 | 128 | -47 % | 0.1 % | 0.2 % | -15 % | NY |
| 82 | CASTLE FINANCIAL INC | 68 | 99 | -31 % | 0.1 % | 0.1 % | 10 % | CA |
| 83 | WATERMARK CAPITAL INC | 67 | 139 | -52 % | 0.1 % | 0.2 % | -23 % | CA |
| 84 | MCGOWIN KING MORTGAGE LL | 67 | 53 | 26 % | 0.1 % | 0.1 % | 103 % | AL |
| 85 | JACOB DEAN MORTGAGE INC | 67 | 83 | -19 % | 0.1 % | 0.1 % | 30 % | NY |
| 86 | GOLF SAVINGS BANK | 66 | 107 | -38 % | 0.1 % | 0.1 % | -1 % | OR |
| 87 | UNIVERSAL LENDING CORPOR | 65 | 155 | -58 % | 0.1 % | 0.2 % | -33 % | CO |
| 88 | NETWORK FUNDING LP | 65 | 117 | -44 % | 0.1 % | 0.2 % | -11 % | TX |
| 89 | LIBERTYSTREET FINANCIAL | 65 | 230 | -72 % | 0.1 % | 0.3 % | -55 % | CA |
| 90 | SENIOR FUNDING ASSOCIATE | 65 | 141 | -54 % | 0.1 % | 0.2 % | -26 % | CA |
| 91 | SAVINGS FIRST MORTGAGE L | 65 | 245 | -73 % | 0.1 % | 0.3 % | -57 % | MD |
| 92 | SENIORS EQUITY INCOME IN | 64 | 135 | -53 % | 0.1 % | 0.2 % | -24 % | MI |
| 93 | MIDCONTINENT FINANCIAL C | 64 | 7 | 814 % | 0.1 % | 0.0 % | 1,367 % | FL |
| 94 | FLAGSHIP MORTGAGE CORPOR | 64 | 95 | -33 % | 0.1 % | 0.1 % | 8 % | PA |
| 95 | AMERICAN NATIONWIDE MORT | 63 | 24 | 163 % | 0.1 % | 0.0 % | 321 % | TX |
| 96 | NATIONS FUNDING SOURCE I | 63 | 98 | -36 % | 0.1 % | 0.1 % | 3 % | FL |
| 97 | FRANKLIN FIRST FINANCIAL | 62 | 100 | -38 % | 0.1 % | 0.1 % | -1 % | NY |
| 98 | AMERICAN SENIOR LENDING | 62 | 7 | 786 % | 0.1 % | 0.0 % | 1,321 % | FL |
| 99 | FULTON BANK NATIONAL ASS | 62 | 0 | | 0.1 % | 0.0 % | | PA |
| 100 | TRINITY REVERSE MORTGAGE | 62 | 70 | -11 % | 0.1 % | 0.1 % | 42 % | CA |

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