

Dear Ms. Crowe,

We are pleased to inform you that the Lake Ridge Villas North Condominium @ Fleming Island Plantation has been reviewed and accepted for Fannie Mae's Special Approval Designation, as indicated in the attached letter.

As a next step, you may wish to inform local real estate agents about the Fannie Mae Special Approval Designation and refer them to Fannie Mae's Web site at www.efanniemae.com for additional information (search the site for "Special Approval Designation").

Please do not instruct unit owners or potential buyers to contact Fannie Mae for their loan needs as Fannie Mae does not make mortgage loans, but rather purchases mortgage loans from approved lenders. Buyers must obtain financing from a lender that originates loans secured by a unit in a project that has received Fannie Mae's Special Approval Designation. Currently, the following lenders are originating these loans in Florida: Wells Fargo Bank, N.A., HSBC Bank USA, N.A., PNC Bank, N.A., SunTrust Banks, Inc., Regions Financial Corp., Prospect Mortgage, LLC, Home Financing Center, Inc., and Nationstar Mortgage. Buyers may also check with any lender of their choice to identify other lenders that may begin to offer financing on units in projects that have received Fannie Mae's Special Approval Designation.

Existing unit owners whose loans are owned by Fannie Mae may be eligible to refinance. Borrowers can check to see if Fannie Mae owns their current loan by going to www.fanniemae.com and using the Fannie Mae Loan Look-up Tool under the "refinance and modification" section. In addition, borrowers can call their current lender or call Fannie Mae at 1-800-732-6643 (8 am to 8 pm EST). If the loan is owned by Fannie Mae, the borrower will need to contact a lender that makes loans in projects with the Special Approval Designation, and complete the loan process with the lender.

Please note: The Special Approval Designation for the Lake Ridge Villas North Condominium @ Fleming Island Plantation will expire on 6/6/2013 and at that time will be automatically deleted from the Special Approval Designation Project List posted on www.efanniemae.com. **Please contact Fannie Mae approximately 45 days prior to the expiration date for assistance in determining whether the Special Approval Designation needs to be renewed and, if so, to discuss the steps required in order to begin the Special Approval Designation renewal review.**

Please be advised the Special Approval Designation applies to condominium units only.

Please feel free to contact me with any questions or concerns you may have.

Thank you.

Rena Ellgren

Credit Risk Analyst II

Fannie Mae-Project Standards

4000 Hollywood Boulevard

Suite 755-S

Hollywood, Florida 33021