

**UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS**

**REBECCA URBAN, on behalf of herself
and others similarly situated,**

Plaintiffs

vs.

**FEDERAL HOME LOAN MORTGAGE
CORPORATION,**

Defendant

Civil Action No. 11-CV-10915-TSH

NOTICE OF PROPOSED SETTLEMENT OF CLASS ACTION LAWSUIT

This Notice is to inform you of a proposed settlement of a class action lawsuit that will resolve claims against Federal Home Loan Mortgage Corporation (“FHLMC”). If you entered into an agreement with FHLMC for the purchase of residential real estate between November 1, 2006 and April 10, 2011 and you requested, but were not provided, a no cost owner’s title insurance policy or a monetary equivalent, including, but not limited to, a credit, your legal rights may be affected by the settlement.

This Notice is given to you pursuant to Rule 23 of the Federal Rule of Civil Procedure. Please read this document carefully.

You Are Not Being Sued. This Notice Is To Advise You Of Your Legal Rights In Connection With The Proposed Settlement Of A Class Action Lawsuit.

SUMMARY OF THIS LAWSUIT

This lawsuit is pending in the United States District Court of the District of Massachusetts (the “Court”). It was brought by Plaintiff Rebecca Urban (“Plaintiff” or “Urban”), on behalf of herself and a class of persons with similar claims.

This Notice is not an expression of any opinion by the Court as to the merits of any of the claims or defenses asserted by either side in this lawsuit. The sole purpose of this Notice is to inform you of the proposed settlement and your rights.

Plaintiff alleges that FHLMC violated Massachusetts General Laws c. 93A, § 9 based on FHLMC’s alleged misrepresentation that it would provide owner’s title insurance policies, at no cost, if buyers obtained their title insurance from title insurance companies utilized by FHLMC’s attorney or agent. FHLMC denies all of these allegations.

The Court has not ruled on the merits of the claims asserted on behalf of Plaintiff and the Class, nor has it ruled on the merits of FHLMC defenses.

DEFINITION OF THE CLASS

On February 25, 2016, the Court preliminarily approved this lawsuit to proceed as a class action for purposes of the proposed settlement on behalf of a Class, consisting of the following class:

All persons or entities who entered into an agreement with FHLMC for the purchase of residential real estate between November 1, 2006 and April 10, 2011 and who requested, but were not provided, a no cost owner's title insurance policy or a monetary equivalent, including, but not limited to, a credit.

It is estimated that the class consists of approximately 65 persons and entities.

In a class action, one or more persons are appointed to represent the interests of all persons with similar claims or defenses. In this case, the Court appointed Rebecca Urban to serve as the Class Representative. The Court also approved Ms. Urban's attorneys, the law firm of Nickless, Phillips and O'Connor to serve as attorneys for the Class.

This Notice is being sent solely for the purposes of: (i) informing you that this lawsuit is pending; (ii) informing you that the Court has preliminarily approved the lawsuit to proceed as a class action for purposes of settlement; (iii) advising you that the parties have reached agreement on a proposed settlement, and explaining the terms of the proposed settlement and how you can make a claim; and (iv) advising you of your rights with respect to the proposed settlement.

SUMMARY OF THE PROPOSED SETTLEMENT

FHLMC has agreed to pay Two Hundred Thousand dollars (\$200,000) (hereinafter, "Settlement Payment") within 30 days of final judicial approval of the settlement by the Court and the provision by Class Counsel of all required payment information, a tax identification number, and a properly completed W-9 form as follows:

- a. \$17,500 shall be paid into an escrow account for the Class to be administered by Class Counsel;
- b. \$7,500 shall be paid into a second escrow account for litigation and settlement administration expenses to be administered by Class Counsel. Any portion of the \$7,500 remaining after Settlement Notice and administration of the Settlement Payment shall be added to the escrow account under paragraph 7.a. above for distribution to the Class;
- c. \$25,000 shall be paid as an incentive payment to Plaintiff Rebecca Urban ("Urban"); and
- d. \$150,000 shall be paid to Class Counsel for legal fees and expenses not paid under paragraph 7.b. above.

Class members who do not opt out of the settlement (as described below) will relinquish their right to bring their claims on their behalf, including claims for monetary relief, and Class members will not be able to sue FHLMC on the same or any related claims. The proposed settlement does not mean that any law was violated or that FHLMC did anything wrong. Plaintiff and Class Counsel think the proposed settlement is fair and in the best interests of all Class members.

YOUR RIGHTS AS A CLASS MEMBER

1. The Court authorized this Notice because you have a right to know about the proposed settlement of this class action lawsuit and about your options before the Court decides whether to give final approval to the settlement. This Notice explains the lawsuit, the proposed settlement, and your legal rights.
2. To remain a member of the Class, as described above, you do not have to file any document with the Court or take any other action. After Final Judicial Approval of the Settlement, a payment will be mailed directly to Class members.
3. If you do not want to participate in this proposed settlement and you want to retain the right to sue FHLMC about the legal issues in this case, then you must take steps to exclude yourself from the proposed settlement. This is called asking to “opt out” of the Class. If you exclude yourself, or “opt out,” you cannot object to the proposed settlement. If you ask to be excluded, however, you may retain your right to sue FHLMC. If you exclude yourself, you will not be bound by anything that happens in this lawsuit. Unless you exclude yourself, you give up the right to sue FHLMC for all of the claims that the proposed settlement resolves. If you opt out of the settlement, you will not receive a payment.
4. To exclude yourself from the proposed settlement, you must mail a request for exclusion form the Class to Class Counsel at the address below within thirty (30) days after the Class Notice is distributed, with a copy to FHLMC’s counsel. You must include your full name, address, signature, and date. To be considered valid, a request for exclusion must set forth all of this information and must be timely received. You must mail copies of your request for exclusion postmarked by April 13, 2016 to:

James L. O’Connor, Jr., Esq.
C. Deborah Phillips, Esq.
James M. Galliher, Esq.
NICKLESS, PHILLIPS and O’CONNOR
625 Main Street
Fitchburg, MA 01420

and

James J. Duane, III, Esq.
 Lindsey A. Gil, Esq.
 Peabody & Arnold LLP
 600 Atlantic Avenue
 Boston, MA 02210

Requests to be excluded made on the phone, by email, or on the Internet cannot be accepted.

5. You or an attorney that you hire may file an appearance in this case with the Clerk. If you hire an attorney to represent you, it will be at your own expense and you will not be represented by Class Counsel. Otherwise, unless you decide to exclude yourself from the Class, you will be represented by Class Counsel. You will not personally have to pay Class Counsel any attorneys' fees, costs or expenses for their professional services, but such fees, costs and expenses to be paid by FHLMC may be awarded to Class Counsel by the Court.
6. If you disagree with any aspect of the proposed settlement and you do not opt out of the settlement, you may express your views to Class Counsel, with a copy to FHLMC's counsel, in writing. In your written objection, be sure to include the following:
 - 1) The name and title of the lawsuit, *Rebecca Urban, on behalf of herself and others similarly situated v. Federal Home Loan Mortgage Corporation* Civil Action No. 11-CV-10915-FDS; and
 - 2) Your full name, address, telephone number, and signature.

Your written objection also must include a statement of the reasons why you object to the proposed settlement, and any documentation supporting your objection. If you or your attorney intend to appear at the Fairness Hearing to be heard, your written objection must state that you or your attorney intend to do so (as explained in the section on "The Fairness Hearing" below). Send copies of any objection to FHLMC's counsel and Class Counsel listed below, postmarked no later than April 13, 2016.

CLASS COUNSEL	FEDERAL HOME LOAN MORTGAGE CORPORATION COUNSEL
James L. O'Connor, Jr., Esq. C. Deborah Phillips, Esq. James M. Galliher, Esq. NICKLESS, PHILLIPS and O'CONNOR 625 Main Street Fitchburg, MA 01420	James J. Duane, III, Esq. Lindsey A. Gil, Esq. PEABODY & ARNOLD LLP 600 Atlantic Avenue Boston, MA 02210

Class members who do not timely make their objections in this manner will be deemed to have waived all objections and will not be entitled to be heard at the Fairness Hearing.

THE FINAL APPROVAL HEARING

1. The Court will hold a Final Approval Hearing (also known as a “Fairness Hearing”) at 3:00 p.m. on May 12, 2016 in Courtroom No.1 before the Honorable Timothy S. Hillman, United States District Court for the District of Massachusetts, 595 Main Street, Worcester, Massachusetts 01608. At the Fairness Hearing, the Court will consider whether the proposed settlement is fair, reasonable, and adequate. The Court also will consider Class Counsel’s request for attorneys’ fees, costs, and expenses, and a proposed incentive award for Ms. Urban, in recognition of her time and energy devoted to this case. If there are objections to the settlement, the Court will consider them. After the Fairness Hearing, the Court will decide whether to approve the proposed settlement. You do not need to attend the Fairness Hearing. Class Counsel will answer any questions the Court may have concerning the class’ position regarding the settlement. However, you are welcome to attend the hearing at your own expense. If you send a written objection, you do not have to come to the Fairness Hearing to have that objection considered. As long as you mailed your written objection on time in the manner described above, it will be submitted to the Court for consideration. You may have your own lawyer attend the Fairness Hearing (at your expense), but you are not required to appear at the hearing for the Court to consider your written objection.

For you or your personal lawyer to speak at the Fairness Hearing, you must send a letter or other written document as specified above. You should clearly mark your letter or document as your “Notice of Intent to Appear in *Rebecca Urban, on behalf of herself and others similarly situated v. Federal Home Loan Mortgage Corporation* Civil Action No. 11-CV-10915-FDS.” Be sure to include your name, address, telephone number, and your signature. You also must include information about what you intend to say at the hearing. You must also send copies of your written objections to Class Counsel and FHLMC’s Counsel at the addresses listed above. Any written objection must be postmarked no later than April 13, 2016. The Court will decide if you will be allowed to speak at the Fairness Hearing.

OTHER MATTERS

1. Please do *not* call the Court or the Clerk of the Court about this case. If you have questions, you should contact your own attorney or direct your inquiries to Class Counsel, James L. O’Connor, Jr., Esq., C. Deborah Phillips, Esq., James M. Galliher, Esq., Nickless, Phillips and O’Connor, 625 Main Street, Fitchburg, MA 01420, (978-342-4590).
2. This Notice is a summary of the proposed settlement of this lawsuit. All pleadings and documents, including the full Settlement Agreement, have been filed with the Clerk of the Court and may be reviewed or copies in the office of the Clerk of the United States District Court for the District of Massachusetts. This Notice is only to advise you of the proposed settlement of this lawsuit and your rights with respect thereto.

Dated: March 14, 2016

By Order of the Court
CLERK OF THE COURT
United States District Court for the District of Massachusetts