

TAMMAC HOLDINGS CORPORATION

TAMMAC Corporation



Tammac Holdings Corporation is a mature organization of motivated, dedicated, service-oriented professionals. Our philosophy is simple—bring the highest quality products and services to our clients, delivered with expertise and integrity.

From its inception in 1976, Tammac has forged a competitive niche demonstrating responsiveness to customer needs. By offering diversified, innovative financial and technologically advanced products, Tammac Holdings Corporation excels in a field where intense competition comes with the territory. We consistently provide investors with an excellent and safe return on their money.

Tammac Corporation became part of Tammac Holdings Corporation in September of 2005 in a recapitalization providing Tammac the increased liquidity required to grow our funding capabilities and expand our marketing area.

Tammac Manufactured Housing Program



Tammac Holdings Corporation's Manufactured Housing Program

is one of the most profitable and problem-free products offered to our investors. We have offered lending institutions a means to capitalize on the enormous growth potential in manufactured housing.

Tammac Manufactured Housing has originated over a billion dollars in Manufactured Housing Loans since 1997. At Tammac Manufactured Housing, we believe the opportunity for investors to purchase manufactured housing loan pools is better today than anytime during our experience in this industry. Our loan production today yields higher coupon rates, better FICO scores and lower loan-to-value ratios.

- We are one of only two pure manufactured housing lenders in the United States.
- We have relationships with 900+ dealers spanning over a quarter century.
- We have a concentrated servicing footprint in the Northeast.
- We are the only full-service Manufactured Housing Lender providing:
 - Floor Plan Financing
 - Chattel Financing
 - Real Estate Financing
 - Construction Financing

We are committed to this industry. We have regional managers and sales representatives in all market areas ready to serve you. Our consistent growth, success and profitability in a volatile and changing market are testament to Tammac Holdings Corporation's long-term view.



The Tammac Manufactured Housing Advantage



Our Philosophy Leads to Your Advantage

Tammac Manufactured Housing is a service-based company with a long-term perspective. Our business model has been consistent and served our investors well throughout the fluctuations in the industry. Through it we have created strong relationships with our customers and investors. It is at the heart of every decision we make. The convergence of industry dynamics and Tammac's proven business model and position in the industry provides a unique window of opportunity—an advantage for you.

Our Business Model

- We continue to increase our market share. We have continued to grow every year even while manufactured housing shipments have decreased.
- Our strong position in the industry, our diverse products and our geographic footprint has allowed us to take three price increases since 2005 without decreasing our loan volume.
- Our Chattel loans have an average APR of 10.14% and Real Estate secured loans have an average APR of 7.54% (year-to-date as of 7/31/2007*).
- Our loan characteristics are not sub-prime in nature with an average FICO score of 698 with a minimum of 10% down (year-to-date as of 7/31/2007*).
- Our unique servicing model has enabled us to achieve recovery rates on repossessed homes in the 70-75% range vs. the industry average of 30-35%*.

This type of performance does not happen by chance. It is no wonder we have sold over \$600 million in loans to 13 different regional banks, investment portfolio managers and insurance companies, many of whom have purchased loan pools multiple times. We have had two private mortgage-backed securitizations since 2005 that have outperformed the original model projections*.

* Information on average APR's, FICO scores, recovery rates and other statistics are updated regularly. Please call us for the most current information.



TAMMAC Manufactured Housing Service



Service is at the heart of Tammac Manufactured Housing's program. From floor plan financing to independent dealers to asset management to an aggressive collection staff, we have created a model that has provided exceptional yields in a competitive and ever-changing industry.

Loan Services:

- **Loan Administration.** All loan documentation meets established state compliance standards.
- **Customer Service.** Customer service functions include answering general inquiries, updating contact information and processing pay-off requests.
- **Payment Processing.** We post and track all incoming payments utilizing a daily electronic data transfer.
- **Claims.** As a licensed insurance agency, we offer hazard insurance through two national insurance companies specializing in manufactured homes.
- **Titling.** All certificates of title, mortgages, and UCC-1(s) are properly recorded and documented.
- **Credit Reporting.** Credit experience with borrowers is reported to the three national credit reporting agencies: Trans Union, Experian and Equifax.
- **Tax Reporting.** We prepare and distribute all Form 1098s in accordance with IRS regulations and report the same to the IRS for all loans.
- **Record Retention.** All loan files and related records are maintained in either original or electronic format at our principal office in Wilkes-Barre, Pennsylvania.

Default and Delinquency Services:

- **Collections.** Our experienced collectors are responsible for the collection of delinquent loan payments through telephonic and personal contact.
- **Collections Management.** The borrower is called after the third day of delinquency. An automated collection system is used to track collection efforts and results.
- **Legal.** We utilize a network of outside attorneys to assist with legal actions including repossessions, foreclosures and bankruptcies.
- **Training.** All collection employees are fully trained on our policy and procedures. Internal and field collectors must complete annual training on the Fair Debt Collection's Act, Fair Credit Reporting Act, Fair and Accurate Credit Transaction Act, the Soldiers and Sailors Act, HUD's Homeownership Counseling Notification Requirements as well as state debt collection regulations.
- **Repossession and Foreclosures.** We ensure that a home is possessed quickly, secured and valued.



One of the largest independent financial service companies of its kind, Tammac Holdings Corporation is a diversified financial services organization. By offering innovative financial and technologically advanced products, Tammac excels in a field where intense competition comes with the territory. From its inception in 1976 Tammac has forged a competitive niche demonstrating responsiveness to customer needs.

Loan Services

- Loan Administrations
- Customer Service
- Payment Processing
- Claims
- Titling
- Credit Reporting
- Tax Reporting
- Record Retention

Default and Delinquency Services

- Collections
- Collections Management
- Legal
- Training
- Repossession and Foreclosures

Originations and Funding

Insurance

Floor Plan Financing

Chattel Financing

Real Estate Financing

Construction Financing