

LEGAL NOTICE

If You Have Obtained An Ameriquest Mortgage In Minnesota Since February 17, 1999, A Class Action Lawsuit May Affect Your Rights.

You may be affected by a class action lawsuit about whether Ameriquest Mortgage Company concealed important loan terms from borrowers in Minnesota.

The lawsuit is called *Ricci, et al., v. Ameriquest Mortgage Co.*, Court File No. 27-CV-05-2546, and is in the Minnesota District Court in Hennepin County (Minneapolis). The Court decided this lawsuit should be a class action on behalf of a "Class," or group of people, that could include you. This notice summarizes your rights and options before an upcoming trial. More information is in a detailed notice available at the web-site below. If you're included, you have to decide whether to stay in the Class and be bound by whatever results, or ask to be excluded and keep your right to sue Ameriquest. **There is no money available now and no guarantee that there will be.**

ARE YOU AFFECTED?

All persons (i) who presently own, or between February 17, 1999 and the present, owned property (including mobile homes) in Minnesota, and (ii) who entered into a mortgage loan transaction relating to such Minnesota property with Ameriquest since February 17, 1999, are Class members.

WHAT IS THE CASE ABOUT?

The Class Action claims that since February 1999, Ameriquest has engaged in unlawful and unfair practices such as hiding and changing loan terms and bait and switch practices, when it sells mortgage loans to borrowers in Minnesota.

Ameriquest denies it did anything wrong and says that as a matter of Ameriquest policy and best practices, all Ameriquest borrowers always receive full and fair disclosures.

The Court has not decided whether the Class or Ameriquest is right. The lawyers for the Class will have to prove their claims at trial set to begin in July 2008.

WHO REPRESENTS YOU?

The Court asked Lieff, Cabraser, Heimann & Bernstein, LLP and Zimmerman Reed, P.L.L.P. to represent you as "Class Counsel." You don't have to pay Class Counsel, or anyone else, to participate. Instead, if they get money or benefits for the Class, they may ask the Court for attorneys' fees and costs, which would be paid by Ameriquest or out of any money recovered, before giving the rest to the Class. You may hire your own lawyer to appear in Court for you; if you do, you may have to pay that lawyer. Luke Ricci and Tracy Ricci, Terri Seck, and Terry Baumgartner are Class members like you, and the Court accepted them as the "Class Representatives."

WHAT ARE YOUR OPTIONS?

You have a choice of whether to stay in the Class or not, and **you must decide this by June 1, 2008.** If you stay in the Class, you will be legally bound by all orders and judgments of the Court. You won't be able to sue, or continue to sue, Ameriquest—as part of any other lawsuit—for unfair lending practices that occurred between February 17, 1999 and the present.

If money or benefits are obtained by the Class, you will be notified about how to get a share. To stay in the Class, you do not have to do anything now. If you ask to be excluded from the Class, you cannot get any money or benefits from this lawsuit if any are awarded, but you will keep any rights to sue Ameriquest for these claims, now or in the future, and will not be bound by any orders or judgments of the Court. To ask to be excluded, send a letter to the address below, postmarked by **June 1, 2008**, that says you want to be excluded from *Ricci v. Ameriquest Mortgage Co.* Include your name, address, and telephone number, and sign the letter.

HOW CAN YOU GET MORE INFORMATION?

If you have questions or want a detailed notice or other documents about this lawsuit and your rights, visit www.lieffcabraser.com/ameriquestmn.htm, or write to: Ameriquest Class Action, Zimmerman Reed, P.L.L.P., 651 Nicollet Mall, Suite 501, Minneapolis, MN 55402

1-800-597-6887

www.lieffcabraser.com/ameriquestmn.htm

PLEASE DO NOT TELEPHONE THE COURT REGARDING THIS NOTICE.