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State of California
DEPARTMENT OF JUSTICE



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September 30, 2010

Steve Stein
SVP Channel Director
Homeownership Preservation and Partnerships
JP Morgan Chase
3415 Vision Drive
Columbus, OH 43219

RE: Demand that JP Morgan Chase Halt Foreclosures in California

Dear Mr. Stein:

The Office of the Attorney General writes to demand that JP Morgan Chase demonstrate immediately that it conducts foreclosures in compliance with California Civil Code, section 2923.5 or, if it cannot, halt all foreclosures in California until it can.

Section 2923.5, subdivision (b) provides that a lender may not record a notice of default in California for a California mortgage originated between January 1, 2003 and December 31, 2007, unless it can declare that it "has contacted the borrower, has tried with due diligence to contact the borrower as required by this section, or that no contact was required pursuant to subdivision (h)."

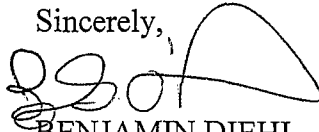
JP Morgan Chase has now admitted that employees assigned to handling foreclosures signed affidavits without first personally reviewing the contents of borrowers' loan files. Thus, borrowers suffered the foreclosure of their homes based on affidavits which JP Morgan Chase had not confirmed to be accurate. This admission strongly suggests that any purported verification by JP Morgan Chase that it complied with section 2923.5 before commencing a foreclosure in California is similarly suspect.

September 30, 2010

Page 2

Therefore, this Office demands that JP Morgan Chaise demonstrate immediately that it has in fact complied with Civil Code section 2923.5 or, if it cannot, halt all foreclosures in California until it can.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Diehl", with a large, sweeping flourish extending to the right.

BENJAMIN DIEHL
Deputy Attorney General

For EDMUND G. BROWN JR.
Attorney General