



DEPARTMENT OF VETERANS AFFAIRS
Regional Office
1240 East Ninth Street
Cleveland OH 44199
Website: <http://www.vba.va.gov/cleveland-rlc.htm>

September 4, 2003

In Reply Refer To: 325/262
Information Letter 26-03-15

TO: All Ohio VA Property Management Brokers

SUBJ: VA Property Management A-76 Transition

What is the purpose of this information letter?

The Department of Veterans Affairs (VA) has completed a lengthy A-76 Study to determine whether to contract out our property management functions. This letter is to notify you that this study has been completed and that Ocwen Federal Bank, a private sector company, won the competition to determine the more cost effective method of managing and selling VA acquired properties.

What are some of the things I can expect?

As we transition to Ocwen, we will try to answer your questions and provide you with as much information as we have. VA has already provided a listing of current management brokers and sales brokers to Ocwen. Ocwen will contact you (or may have contacted you already) concerning future plans.

Should I contact Ocwen?

Ocwen will not utilize management brokers in the same way that VA does, but they will list properties with a sales broker. Ocwen has an on-line application process located at www.Ocwen.com and a toll free number 1-800-523-9479 for Ocwen Jobs. Interested sales brokers can use the on-line application or call the toll free number to request information on applying to be approved as a listing broker with Ocwen.

What else can I expect?

During the transition, VA will continue to list and sell properties through our October 3, 2003 sales listing. The last date VA will receive purchase offers on our acquired properties in Ohio is October 14, 2003. Offers received after that date will be returned. All pending sales of acquired properties must be closed by December 17, 2003 and all closing funds must be received by January 2, 2004. Failure to meet either of these dates will result in cancellation of the sale.

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VA will continue to require property maintenance and property inspections until the properties are transferred to Ocwen Bank. We expect that the actual property transfer date for properties in Ohio will be around the first day of 2004. We will provide you with more specific dates when they become available.

All outstanding invoices for payment of services must be received by February 16, 2004.

Our Property Management staff will remain in place until at least February 27, 2003, to process any pending invoices and resolve issues within our authority. After that date your dealings will be with either Ocwen Federal Bank or our Property Management Oversight Unit in Nashville, Tennessee.

As we progress through the transition, we know we can expect the same level of cooperation and professionalism that you have honored us with in the past. The VA greatly appreciates your long years of dedicated service both to the Agency, but most especially on behalf of our veterans. It has been a privilege working with you.

Whom can I contact for more information?

There are many local details that are pending finalization right now. Still, if you have any questions regarding this transition that you would like us to try to answer, please contact any of the PM staff here in Cleveland. You may also contact Mr. Jack Hanley, Assistant Loan Guaranty Officer, or myself. Jack and I can be reached at 216-522-3614.

/s/

JAMES L. BRUBAKER, JR.
Loan Guaranty Officer