



				
Product Offerings	Agency, Government and Affordable Lending (HFA and The National DPA)		Silver Hill Capital Conforming, Agency Investor Plus, Bank Statement, Debt Service Coverage Ratio, Jumbo	
Note Delivery	Lakeview Loan Servicing, LLC Attn: Lakeview Correspondent 507 Prudential Rd, Mail Stop S142 Horsham, PA 19044		Bayview Acquisitions, LLC Attn: Bayview Correspondent 507 Prudential Rd, Mail Stop S142 Horsham, PA 19044	
Note Endorsement	Must be endorsed to Lakeview Loan Servicing, LLC		Must be endorsed to Blank	
Bailee Information	Lakeview Loan Servicing, LLC		Bayview Acquisitions, LLC, or its Custodian Computershare FKA Wells Fargo	
eNote Delivery Notification	email eNoteNotifications@lakeview.com Manifest listing loan number / MIN / warehouse bank name / MERS Org ID, MERS Org ID for Controller / MERS Org ID for Master Servicer		email nonagencycollateral@silverhillcap.com Manifest listing loan number / MIN / warehouse bank name / MERS Org ID, MERS Org ID for Controller / MERS Org ID for Master Servicer	
MERS eDelivery and eRegistry Transactions	MERS Member Name	MERS ORG ID	MERS Member Name	MERS ORG ID
	Transfer of Control to Lakeview	1010298	Transfer of Control to US Bank as Trustee for OVLAC Holdings Trust I	1017786
	Transfer of Location to Lakeview	1010298	Transfer of Location to Computershare Doc Custody	1016293
			Transfer of Servicing to Nationstar	1003972
	Transfer of Servicing to LoanCare/Lakeview	1015338	Delegatee for Transfers to Computershare Doc Custody	1016293



		
Product Offerings	Agency, Government and Affordable Lending (HFA and The National DPA)	Silver Hill Capital Conforming, Agency Investor Plus, Bank Statement, Debt Service Coverage Ratio, Jumbo
Assignment of Mortgage/MERS	Servicer: 1010298 Lakeview Loan Servicing, LLC Investor: 1010298 Lakeview Loan Servicing, LLC Subservicer: 1000723 LoanCare LLC	Servicer: 1003972 Nationstar Mortgage LLC Investor: 1003972 Nationstar Mortgage LLC SubServicer: N/A
Non-MERS Loans	N/A	Assignment must be completed to Blank and shipped with the collateral file to the Horsham office address.
Hazard/Flood Insurance Notification and Mortgagee Clause	Lakeview Loan Servicing, LLC c/o LoanCare, LLC ISAOA/ATIMA P.O. Box 202049 Florence, SC 29502-2049	Rushmore Servicing its successors and/or assigns P.O. Box 7729 Springfield, Ohio 45501-7729
Flood Certificate & Preferred Flood Vendors	Life of Loan Flood Certificate is required CoreLogic Flood Data Services, Inc ServiceLink National Flood	Life of Loan Flood Certificate is required CoreLogic Flood Data Services, Inc
Flood Determination Notification	LoanCare, LLC <i>Attn: Flood Cert</i> P.O. Box 8068 Virginia Beach, VA 23450	Rushmore Servicing, Flood Compliance 8950 Cypress Waters Blvd. Coppell, TX 75019





Product Offerings

**Agency, Government and Affordable Lending
(HFA and The National DPA)**

**Silver Hill Capital Conforming, Agency Investor Plus,
Bank Statement, Debt Service Coverage Ratio, Jumbo**

Good-Bye Letter/Notice of Transfer:

First Payment Address

**Payment address is based on the
borrower's mailing address*

East Coast:

LoanCare, LLC
P.O. Box 37628
Philadelphia, PA 19101-0628
(AL, CT, D.C., DE, FL, GA, IN, KY, ME, MD, MA, MI, NC, NH, NJ, NY,
OH, PA, RI, SC, SD, TN, VT, VA, WV, WI)

West Coast:

LoanCare, LLC
P.O. Box 60509
City of Industry, CA 91716-0509
(AK, AR, AZ, CA, CO, HI, IA, ID, IL, KS, LA, MN, MO, MS, MT, ND, NE,
NM, NV, OK, OR, TX, UT, WA, WY)

Overnight Address:

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452

Payment Address:

Rushmore Servicing
Attn: Payment Processing
P.O. Box 650783
Dallas, TX 75265-0783

Overnight Address:

Rushmore Servicing
Attn: Payment Processing
3000 Kellway Drive, Suite 120
Carrollton, TX 75006

Good-Bye Letter/Notice of Transfer:

General Borrower Correspondence

LoanCare, LLC

Attn: Consumer Solutions
Dept
P.O. Box 8068
Virginia Beach, VA 23450
Toll Free 800-509-0183

Rushmore Servicing


Attn: Customer Service
8950 Cypress Water Blvd.
Coppell, Texas 75019

Customer Service Information

LoanCare, LLC
Toll Free 800-509-0183
8:00 am – 10:00 pm EST Monday-Friday
8:00 am – 3:00 pm EST
www.myloancare.com

Rushmore Servicing
877-888-4606
8:00 am to 9:00 pm EST Mon-Fri.
<https://www.rushmoreservicing.com/welcome>



		
Product Offerings	Agency, Government and Affordable Lending (HFA and The National DPA)	Silver Hill Capital Conforming, Agency Investor Plus, Bank Statement, Debt Service Coverage Ratio, Jumbo
PMI Transfer Notification	LoanCare, LLC ISAOA P.O. Box 8068 Virginia Beach, VA 23450	Rushmore Servicing ISAOA P.O. Box 619094 Dallas, Texas 75261
Tax Service Provider	CoreLogic Tax Services 486 Thomas Jones Way #150 Exton, PA 19341	CoreLogic Tax Services 3001 Hackberry Road Irving, TX 75063
FHA Holder and Servicing IDS	Holder ID: 31033 Servicer ID: 70101	N/A
USDA Servicing Lender and Holding Lender Information	Servicing Lender: LoanCare, LLC 601 Riverside Avenue, Building 5 Jacksonville, FL 32204-2901 Servicer Tax ID: 541322898 Branch Number: 001 Holding Lender: Lakeview Loan Servicing, LLC Coral Gables, FL 33146-1837 Lender Tax ID: 274023565 Branch Number: 001	N/A





Product Offerings

**Agency, Government and Affordable Lending
(HFA and The National DPA)**

**Silver Hill Capital Conforming, Agency Investor Plus,
Bank Statement, Debt Service Coverage Ratio, Jumbo**

Lock and Delivery Expiration

Locks:

- Non-HFA Best Efforts: Loan must be closed and disbursed by Seller by Lock Expiration Date

- HFA Best Efforts: Loan must be purchased by Lakeview by Lock Expiration Date

- Mandatory: Loan must be purchased by Lakeview by Lock Expiration Date

Loan Delivery:

- Best Efforts: Loan must be delivered on or before the Delivery Expiration Date

- Mandatory: Loan must be delivered on or before the Funding Expiration Date (delivery date is soft, but recommended)

Locks:

- Best Efforts: Loan must be closed and disbursed by Seller by Lock Expiration Date

- Mandatory: Loan must be purchased by Silver Hill Capital by Lock Expiration Date

Loan Delivery:

- Best Efforts: Loan must be delivered on or before the Delivery Expiration Date

- Mandatory: Loan must be delivered on or before the Funding Expiration Date (delivery date is soft, but recommended)

Final Documents

Indecomm Global Services

Attn: Final Docs

FD-BV-9902

1427 Energy Park Drive

St. Paul, MN 55108

Document Delivery

Lakeview.Docgenius@indecomm.net

<https://dmg.indecomm.net/ViewPointUpload/>

General Questions

LakeviewFinalDocs@indecomm.net

651-766-2364

To gain access to your online lender portal or to set up SFTP delivery, please email:

DocGeniusAdmin@indecomm.net

Indecomm Global Services

Attn: Final Docs

FD-BV-9902

1427 Energy Park Drive

St. Paul, MN 55108

Document Delivery

Bayview.Docgenius@indecomm.net

<https://dmg.indecomm.net/ViewPointUpload/>

General Questions



Bayviewfinaldocs@indecomm.net

651-766-2364

SFTP Delivery Setup

DocGeniusAdmin@indecomm.net



										
Product Offerings	Agency, Government and Affordable Lending (HFA and The National DPA)	Silver Hill Capital Conforming, Agency Investor Plus, Bank Statement, Debt Service Coverage Ratio, Jumbo								
HMDA Reporting Code	Type of Purchaser: Code 71 – Credit Union, Mortgage Company, or Finance Company	Type of Purchaser: Code 71 – Credit Union, Mortgage Company, or Finance Company								
Address Confidentiality Program	ACP@lakeview.com Include borrower name, seller or Lakeview loan number, ACP mailing address and notice of program enrollment	ACP@silverhillcap.com Include borrower name, seller or Silver Hill Capital loan number, ACP mailing address and notice of program								
Wire Instructions/ACH For payments to borrower accounts only	Wires and ACH – LoanCare, LLC Bank Name: Wells Fargo Bank, NA ABA Number: 121 000 248 Acct Number: 200 003 742 4631 Acct Name: LoanCare, LLC Collection Clearing	Wires – Nationstar/Mr. Cooper Bank Name: JP Morgan Chase ABA Number: 021 000 021 Acct Number: 550 387 622 Acct Name: Nationstar Mortgage, LLC, Payment Clearing ACH – Nationstar Mortgage LLC, Payment Clearing Routing #: 111000614 Bank Name: JPMorgan Chase Bank, NA Account Name: Nationstar Mortgage LLC, Payment Clearing								
Examples: Monthly Payments Additional Escrows Principal Curtailments	Email backup: lc-cashtransfer@loancare.net Include: Lakeview loan number Borrower name Amount How to apply funds	Email backup: cash.wires@mrcooper.com ; cc flowacquisitions@mrcooper.com Include: <table><tr><td>– Prior loan number</td><td>– Amount</td></tr><tr><td>– Mr. Cooper loan number</td><td>– Effective date</td></tr><tr><td>– Borrower name</td><td>– How to apply funds</td></tr><tr><td>Address</td><td>– Last 4 digits of acct funds wired to</td></tr></table>	– Prior loan number	– Amount	– Mr. Cooper loan number	– Effective date	– Borrower name	– How to apply funds	Address	– Last 4 digits of acct funds wired to
– Prior loan number	– Amount									
– Mr. Cooper loan number	– Effective date									
– Borrower name	– How to apply funds									
Address	– Last 4 digits of acct funds wired to									



Non-Delegated

Underwriting General Contact & Loan Submissions Information

Program Guidelines and Scenario Questions	nonagency@silverhillcap.com The Non-Agency Scenario desk cannot advise on loans already in pipeline. For registered Non-Delegated loans, please contact your Client Manager or Underwriter for specific loan guidance.
Non Delegated Portal System Support	clientservices@silverhillcap.com 855-253-8439, Option 3 8:30am - 5:00pm EST
Loan Level Support, Product Registration, Pricing Support, Manual Locks & Lock Cancellation	nondelclientmanagersupport@silverhillcap.com Client Manager Support Team Non-Delegated
Pricing Exceptions, Re-Locks & Extensions	nondelcommitmentdesk@silverhillcap.com 855-253-8439, Option 1 8:30am - 7:00pm EST
Credit File Submission & Conditions Delivery	<u>Non-Delegated Underwriting Portal Login</u> to submit credit package Product Specific <u>Loan Submission Checklist</u> <u>must</u> be submitted with complete credit package. Forms located at <u>Non-Del Forms</u> Job Aids located at <u>Non-Del Training</u> Turn Times located at <u>Non-Del Turn Times</u>

Underwriting General Contact & Loan Submissions Information

Exceptions	<p>Complete credit packages must be submitted through the Non-Delegated Portal for any exception to be considered by underwriting.</p> <p>(Exception requests may result in extended turn times)</p> <p>Exception Request Form located at Non-Del Forms</p>
Closed Loan File Delivery	<p>www.LakeviewCorrespondent.com</p> <p>Delegated LoanDock / Closed Loan Portal Login to deliver complete Closed Loan Packages</p>
Client Manager Contacts	<p>Credit package submission through Clear to Close nondelclientmanagersupport@silverhillcap.com</p> <p>Closed Loan delivery through Purchase nonagencyclientmgt@silverhillcap.com</p>



The National DPA Seconds

Delivery & Post Purchase Instructions – Fahe & Springboard

	<u>Fahe</u>	<u>Springboard</u>
Eligible States	Refer to Product Matrix – Lakeview National, a Community Lending Program	Refer to Product Matrix– Lakeview National, a Community Lending Program
Note Delivery	Lakeview Loan Servicing, LLC <i>Attn: Lakeview Correspondent</i> 507 Prudential Rd, Mail Stop S142 Horsham, PA 19044	Lakeview Loan Servicing, LLC <i>Attn: Lakeview Correspondent</i> 507 Prudential Rd, Mail Stop S142 Horsham, PA 19044
Note Endorsement	Must be endorsed Blank	Must be endorsed Blank
Bailee Information	Lakeview Loan Servicing, LLC or its Custodian Computershare FKA Wells Fargo	Lakeview Loan Servicing, LLC or its Custodian Computershare FKA Wells Fargo
MERS	Investor: 1006529 Fahe Servicer: 1006529 Fahe	Investor: 1013207 Springboard CDFI Servicer: 1013207 Springboard CDFI
Hazard/Flood Insurance Notification & Mortgagee Clause	Refer to 1st Mortgage Requirements: Lakeview Loan Servicing, LLC c/o LoanCare, LLC ISAOA/ATIMA PO Box 202049 Florence, SC 29502-2049	Refer to 1st Mortgage Requirements: Lakeview Loan Servicing, LLC c/o LoanCare, LLC ISAOA/ATIMA PO Box 202049 Florence, SC 29502-2049



Delivery & Post Purchase Instructions – Fahe and Springboard Second Mortgages

Fahe

Springboard

Good-Bye Letter/Notice of Transfer
First Payment Address

Refer to Product Matrix – Lakeview National,
a Community Lending Program

Refer to Product Matrix– Lakeview National,
a Community Lending Program

Note Delivery

Lakeview Loan Servicing, LLC
Attn: Lakeview Correspondent
507 Prudential Rd, Mail Stop S142
Horsham, PA 19044

Lakeview Loan Servicing, LLC
Attn: Lakeview Correspondent
507 Prudential Rd, Mail Stop S142
Horsham, PA 19044

Note Endorsement

Must be endorsed Blank

Must be endorsed Blank

Bailee Information

Lakeview Loan Servicing, LLC or its
Custodian Computershare FKA
Wells Fargo

Lakeview Loan Servicing, LLC or its
Custodian Computershare FKA
Wells Fargo

MERS

Investor: 1006529 Fahe
Servicer: 1006529 Fahe

Investor: 1013207 Springboard CDFI
Servicer: 1013207 Springboard CDFI

**Hazard/Flood Insurance
Notification & Mortgagee
Clause**

Refer to 1st Mortgage Requirements:
Lakeview Loan Servicing, LLC
c/o LoanCare, LLC
ISAOA/ATIMA
PO Box 202049
Florence, SC 29502-2049

Refer to 1st Mortgage Requirements:
Lakeview Loan Servicing, LLC
c/o LoanCare, LLC
ISAOA/ATIMA
PO Box 202049
Florence, SC 29502-2049



Delivery & Post Purchase Instructions – Fahe and Springboard Second Mortgages

Fahe

Springboard

Final Documents

Indecomm Global Services
Attn: Final Docs
FD-BV-9902
1427 Energy Park Drive
St. Paul, MN 55108

Document delivery
Lakeview.Docgenius@indecomm.net

SFTP Delivery Set Up
DocGeniusAdmin@indecomm.net

General Questions
LakeviewFinalDocs@indecomm.net
651-766-2364

Indecomm Global Services
Attn: Final Docs
FD-BV-9902
1427 Energy Park Drive
St. Paul, MN 55108

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LakeviewFinalDocs@indecomm.net
651-766-2364

Program Fee

\$150 Lender Funding Fee deducted by Fahe upon their purchase of the DPA second

\$150 Lender Funding Fee deducted by Springboard upon their purchase of the DPA second



<div>Fees</div> <div>Transaction Specific</div>			
Lakeview	<div>Funding Fee</div> <div>Tax Service Fee</div> <div>MERS Fee</div>	<div>\$250.00</div> <div>\$85.00</div> <div>\$12.50</div>	
The National DPA	First Mortgage		Second Mortgage
	<div>Funding Fee</div> <div>Tax Service Fee</div> <div>MERS Fee</div>	<div>\$250.00</div> <div>\$85.00</div> <div>\$12.50</div>	<div>Springboard – Lender Fee</div> <div>Fahe – Lender Fee</div> <div>\$150.00</div> <div>\$150.00</div>
<div>Silver Hill Capital</div> <div> <i>*Silver Hill Capital Non-Delegated loans that have gone through a complete underwrite and have been canceled or declined, will be charged an Administrative Fee on a monthly invoice.</i> </div>	AIP, DSCR, Bank Statement & Jumbo Delegated		Silver Hill Capital Conforming Delegated
	<div>Funding Fee</div> <div>Tax Service Fee</div>	<div>\$595.00</div> <div>\$85.00</div>	<div>Funding Fee</div> <div>Tax Service Fee</div> <div>\$250.00</div> <div>\$85.00</div>
	AIP, DSCR, Bank Statement & Jumbo Non-Delegated		
	<div>Administrative Fee*</div> <div>Funding Fee</div> <div>Tax Service Fee</div>	<div>\$495.00</div> <div>\$595.00</div> <div>\$85.00</div>	





Transaction Specific				
<div>Housing Finance Agency Fees</div> <div><i>*Do not make fees payable to Lakeview Loan Servicing</i></div>	<u>CalHFA</u>		<u>Connecticut Housing Finance Authority</u>	
	Funding Fee	\$250.00	Tax Service Fee	\$85.00
	Tax Service Fee	\$85.00		
	<u>DCHFA</u>		<u>DSHA</u>	
	Funding Fee	\$250.00	Funding Fee	\$275.00
	Tax Service Fee	\$85.00	Tax Service Fee	\$85.00
	MCC Insurance Fee (as applicable)	\$450.00	Compliance Fee	\$150.00
	<u>FL Housing</u>		<u>GHFA</u>	
	Funding Fee	\$400.00	Funding Fee	\$400.00
	Tax Service Fee	\$85.00	Tax Service Fee	\$85.00
	<u>Home in 5</u>		<u>LHC</u>	
	Funding Fee	\$400.00	Funding Fee	\$400.00
	Tax Service Fee	\$85.00	Tax Service Fee	\$85.00
Assignment Fee	\$64.00	Compliance Fee	\$125.00	
<u>Ohio Housing Finance Agency</u>		<u>SC Housing Agency</u>		
Funding Fee	\$400.00	Funding Fee	\$500.00	
Tax Service Fee	\$85.00	Tax Service Fee	\$85.00	
Subordination Fee Refinances	\$100.00			
<u>TSAHC</u>				
Funding Fee	\$250.00			
Tax Service Fee	\$85.00			
Compliance Review Fee	\$200.00			
MCC Insurance Fee (as applicable)	\$400.00			



General Contacts		
		
Website	www.lakeviewcorrespondent.com	www.lakeviewcorrespondent.com
Delegated Commitment Desk	Bulk Bids bulk bids@lakeview.com Best Efforts commitmentdesk@lakeview.com 855-253-8439, Option 1 8:30am – 7:00pm EST	Bulk Bids bulk bids@silverhillcap.com Best Efforts commitmentdesk@silverhillcap.com 855-253-8439, Option 1 8:30am – 7:00pm EST
Non-Delegated Commitment Desk Re-Locks, Extensions & Pricing Exceptions	N/A	nondelcommitmentdesk@silverhillcap.com 855-253-8439, Option 1 8:30am – 7:00pm EST
Non-Delegated Loan Level Support, Product Registration, Pricing Support & Manual Locks, & Lock Cancellation	N/A	nondelclientmanagersupport@silverhillcap.com Client Manager Support Team Non-Delegated Operations Manager
Client Services / Portal Help	clientservices@lakeview.com 855-253-8439, Option 3	clientservices@silverhillcap.com 855-253-8439, Option 3



General Contact Information		
		
Closed Loan or Credit File Delivery	Electronic Delivery www.lakeviewcorrespondent.com	Electronic Delivery www.lakeviewcorrespondent.com
Suspense Conditions	Suspense reports can be accessed at www.lakeviewcorrespondent.com	Suspense reports can be accessed at www.lakeviewcorrespondent.com
Post Funding Adjustments	Invoices for taxes, HOI and/or MI after loan purchase should not be paid by the client, Please forward to: postfundingadjustments@lakeview.com	Invoices for taxes, HOI and/or MI after loan purchase should not be paid by the client, Please forward to: postfundingadjustments@silverhillcap.com
Servicing Related Inquiries	For assistance with loans that have been transferred, please reach out to: originationsserviceroversightteam@lakeview.com	For assistance with loans that have been transferred, please reach out to: BVCMServicing@silverhillcap.com
Scenario Help Desk	Lakeview Agency Scenario Desk underwritingquestions@lakeview.com	Silver Hill Non-Agency Scenario Desk nonagency@silverhillcap.com
Self Reporting	selfreports@lakeview.com	selfreports@silverhillcap.com
Collateral Conditions	CorrespondentCollateralConditions@bayview.com	nonagencycollateral@silverhillcap.com



General Contact Information			
Silver Hill Capital Non-Agency Client Manager Contacts	Delegated and Non-Delegated Closed loan delivery through purchase nonagencyclientmgt@silverhillcap.com	Non-Delegated Credit package submission through clear to close nondelclientmanagersupport@silverhillcap.com	
Lakeview Agency/HFA Client Manager Contacts (CM)	<u>Eastern Great Lakes Region</u>		
	VP: Marc VanBaalen AVP: Adam Skiff CM: Barbara Matta	marcvanbaalen@bayview.com adamskiff@bayview.com barbara.matta@lakeview.com	630-445-3030 517-617-7605 215-591-2925
	<u>Mid-Atlantic Region</u>		
	VP: Greg Kasza AVP: Mitch Gover CM: Kim Derosier	gregkasza@bayview.com mitchgover@bayview.com kimberly.derosier@lakeview.com	704-726-9608 407-443-2917 215-540-2265
	<u>North Texas Region</u>		
	VP: Tom Dawson AVP: Mac Smith CM: Shawn Dean	thomasdawson@bayview.com macsmith@bayview.com shawn.dean@lakeview.com	817-269-5289 704-501-4855 215-664-1383
	<u>Northeast Region</u>		
	VP: David Tregoning AVP: Mitch Gover CM: Theresa Zadareky	davidtregoning@bayview.com mitchellgover@bayview.com theresa.zadareky@lakeview.com	781-424-6463 407-443-2917 215-591-2938
	<u>Northern California Region</u>		
	VP: Erika Harvell AVP: Haley Karr CM: David Holloway	erikaharvell@bayview.com haleykarr@bayview.com david.holloway@lakeview.com	707-280-6856 317-408-9808 215-664-1354



General Contact Information

Lakeview Agency/HFA Client Manager Contacts (CM)

Northwest Region

VP:	Sunday Gillette	sundaygillette@bayview.com	425-577-3270
AVP:	Adam Skiff	adamskiff@bayview.com	517-617-7605
CM:	David Holloway	david.holloway@lakeview.com	215-664-1354

Philly Region

VP:	Jason Kitch	jasonkitch@bayview.com	609-774-1530
AVP:	Adam Skiff	adamskiff@bayview.com	517-617-7605
CM:	Theresa Zdareky	theresa.zadareky@lakeview.com	215-591-2938

Southeast Region

VP:	Scott Bailey	scottbailey@bayview.com	904-710-8086
AVP:	Mitch Gover	mitchellgover@bayview.com	407-443-2917
CM:	Darlene Richards	darlene.richards@lakeview.com	215-283-6166

Southern California Region

VP:	Michelle Dawson	michelledawson@bayview.com	760-216-2372
AVP:	Haley Karr	haleykarr@bayview.com	317-408-9808
CM:	Domenica Pellegrino	domenica.pellegrino@lakeview.com	215-591-2938

Texas Gulf Coast Region

VP:	Vicky Visconti	vickyvisconti@bayview.com	281-861-4919
AVP:	Mac Smith	macsmith@bayview.com	704-501-4855
CM:	Alzira Dantas	alzira.dantas@lakeview.com	215-591-2946

Western Great Lakes Region

VP:	Michael Ficken	michaelficken@bayview.com	636-484-1095
AVP:	Haley Karr	haleykarr@bayview.com	317-408-9808
CM:	Danielle Fitzgerald	danielle.fitzgerald@lakeview.com	215-793-8893

Client Management - Manager

	Deirdre Nagle	deirdre.nagle@lakeview.com	215-664-1365
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