

September 25, 2009

Mr. Percy Brown
Department of Planning & Development
Community & Economic Development Unit
Madison Municipal Building
215 Martin Luther King Jr. Boulevard
P.O. Box 2983
Madison, Wisconsin 53701

Dear Mr. Brown:

I would like to say thank you for the opportunity to experience home ownership these last fifteen years. In April of 1994 I purchased the property at 114 Talmadge Street, Madison, Wisconsin 53704. At that time, extensive repair work was needed including a completely new roof. I was fortunate enough to be eligible for a City of Madison Rehabilitation loan to enable the needed repairs.

Due to circumstances beyond my control, it is necessary for another roof to be put on the house. Please let me explain: The shingles on the current roof are curling and deteriorating due to what American Family Insurance Company and two independent roofing companies say is "Shingle Failure". I thought it might be from hail damage but not so. Apparently it has to do with the asphalt failure of the old asphalt shingles; therefore, a completely new roof is needed. This includes tearing off of the current shingles and putting on new fiberglass shingles.

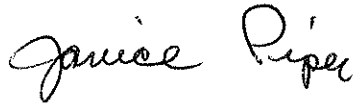
Having contacted the shingle manufacturer, Certainteed Corporation and providing them with shingle samples, and pictures, as well as the filling out of several Certainteed Corporation forms, they (Certainteed Corp.) have only offered help of \$800. to 1100. while the actual cost is approximately \$10,000.

I am currently trying to refinance the first mortgage from 6.375% for 30 years, to 5.1% for 30 years through Wisconsin Community Bank in Cottage Grove, Wisconsin. I am asking for \$10,000. more than the first mortgage in order to be able to pay for another roof. I am on a fixed income of Social Security Disability Insurance and a small retirement from the State of Wisconsin.

Please know that I do not ask for the extra \$10,000 for anything other than a new and needed roof.

Thank you again for the wonderful opportunity you have provided for me to experience home ownership over these past years. I believe you want to help protect your investment in this property by allowing for the needed roof work.

Most Gratefully,

A handwritten signature in cursive script that reads "Janice Piper". The signature is written in black ink and is positioned above the typed name and address.

Janice Piper
114 Talmadge Street
Madison, Wisconsin 53704
608-249-0553



DATE 9-25-09

Percy Brown
City of Madison

Dear : Mr Brown

Jan Piper approached me on the possibility of refinancing her mortgage which is currently with Colonial Mortgage. The purpose of this is several fold. She is in need of a new roof, she can lower her rate by over 1% and she will now have a local lender. At today's pricing, her new rate would be at 5.1% on a 30 yr fixed. She is currently at 6.375% on a 30 yr fixed product. With the new loan including a \$10,000 payout for the new roof, the monthly payment will actually be reduced by approx \$12 per month. Her current PITI is \$662/mo and the proposed refinance will be approx \$650/mo. Items noted by the bank: her LTV will be at 33% and CLTV at 43%; credit scores of 826-811-808; debt-to-income ratios of 23/31%.

This letter is subject to Wisconsin Community Bank's verification of the information provided to us by Jan. Additionally, full loan approval is subject to acceptable collateral, evidence of title to the subject property and subordination of the City of Madison loan. All of the disclosed information above was authorized by Janice J Piper.

I look forward to working with you. If I may answer any questions from anyone involved with this transaction please have them call me at (608) 839-5309. Thank you for the opportunity to arrange your mortgage.

Sincerely,

Lon Niedermeier
Residential Loan Officer
Wisconsin Community Bank
580 N. Main St.
Cottage Grove, WI 53527
PH. (608) 839-5309
Fax (608) 839-9210