

## LIMITED POWER OF ATTORNEY

Government National Mortgage Association, a corporation organized and existing under the laws of the United States of America, having its principal place of business in Washington, D.C. ("GNMA"), hereby constitutes and appoints Standard Federal Savings Bank, a corporation organized and existing under the laws of the United States of America, having its principal place of business in Gaithersburg, Maryland ("Sub-servicer"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with GNMA owned mortgage pooled loans described in a certain Sub-Servicing Agreement entered into by and between GNMA and Sub-servicer, dated February 6, 1989, for the purposes of performing all acts and executing all documents in the name of GNMA necessary and incidental to servicing the said loans, including but not limited to:

1. Acceptance of money due or to become due from borrowers and collection of past due amounts;
2. Those acts necessary to comply with regulations and requirements of the Veterans' Administration, the United States Department of Housing and Urban Development, and any other governmental entity or state or federal law;
3. Foreclosing delinquent loans; accepting deeds in lieu of foreclosure or otherwise acquiring title to mortgaged properties;
4. Filing and processing claims and accepting claim proceeds from mortgage insurance or loan guarantee claims paid under the National Housing Act of 1949 or Chapter 37 of Title 38 of the United States Code and endorsing to the order of Sub-servicer any checks which are made payable to the order of GNMA;
5. Appearing, litigating and compromising any matter in any court either as plaintiff or defendant, provided however, Sub-servicer shall not be authorized to commence any proceedings other than foreclosure, bankruptcy and eviction without written consent of GNMA;
6. Selling, transferring, or disposing of real property acquired through foreclosure or otherwise and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer, or disposition and to receive proceeds checks made payable to the order of Sub-servicer;
7. Preparing, executing and delivering satisfactions, cancellations, discharges, or full or partial releases of lien; entering into assumption agreements;
8. Preparing, executing and delivering deeds to vest title to properties in the Secretary of Housing and Urban Development, or the Administrator of Veterans' Affairs;
9. Endorsing promissory notes from GNMA to Sub-servicer, and executing assignments from GNMA to Sub-servicer of mortgages, deeds of trust, deeds to secure debt, and other security instruments securing said promissory notes;
10. Any and all such other acts of any kind and nature whatsoever Sub-servicer may find necessary to service said loans.

GNMA further grants to the Sub-servicer full power and authority to do and perform all acts necessary in the sole discretion of Sub-servicer to carry into effect the powers granted by or under this limited power of attorney as fully as GNMA might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all that the Sub-servicer shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.

This limited power of attorney shall be effective as of February 21, 1989 and shall continue in full force and effect until February 21, 1991 unless extended or revoked in writing by GNMA.

ATTEST:

*Elton Peller*  
Elton Peller, Secretary

(Corporate Seal)

Government National Mortgage Association

By:

*Guy S. Wilson*  
Guy S. Wilson, Vice President

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

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District of Columbia ss.:

On this 10 day of April 1989, before me, the undersigned, a notary public in and for the District of Columbia personally appeared Guy S. Wilson and Elton Peller, personally known to me to be the persons who executed the within instrument as Vice President and Secretary, respectively, on behalf of the corporation therein named and they duly severally acknowledged said instrument to be the act and deed of said corporation and that they executed said instrument and affixed the corporate seal for the purposes therein contained.

Witness my hand and seal.

(Notary Seal)

*Anne Y. Humphrey*  
Anne Y. Humphrey, Notary Public

My Commission expires July 31, 1993.

When recorded mail to:  
Standard Federal Savings Bank  
P.O. Box 9481  
Gaithersburg, Maryland 20898-9481  
Attn: Assignments 1031