

**NOTE: SUSPENDED TITLE AGENTS IN BOLD BELOW; DO NOT USE, THEY'RE NOT ALLOWED TO CLOSE LOANS WITH IVANHOE**

Title Agent	Address	City	State	Brokers/Branches	Suspension Deadline
Alan Ozarow, Esq.	293 Eisenhower Pkwy. Ste. 100	Livingston	NJ	Ivanhoe Financial - Fairfield	Suspended Permanently
Accu Title Corporation		Ft. Myers	FL		Suspended Permanently
Accu Title Corporation	10014 Dale Mabry Highway	Tampa	FL		Suspended Permanently
Advantage Title	9344 Lanham - Severn Rd. Ste. 1	Lanham	MD		Suspended Permanently
Alamo Title Company		Hudson	FL		Suspended Permanently
Allegiance Title of Florida	11870 W. State Rd. 84 Ste. 5	Davie	FL		Suspended Permanently
America's Title Source	12400 Olive Blvd #335	St Louis	MO		
*America's Title Source	12400 Olive Blvd	St Louis	MO	Fidelity National Title	Suspended! permanently
*Apple Title	12700 Black Forest #204	Woodbridge	VA	First American Title	Suspended! 8/2/2004
*APPLE TITLE OF MARYLAND, LLC	8605 CAMERON STREET - #200	SILVER SPRING	MD	Residential Mortgage Corp., Diversified Financial Mortgage	Suspended permanetly
Apex Title Services, LLC	129 E. Main Street	Westminster	MD	Residential Mortgage Corp.; First Atlantic Residential Mortgage	Suspended permanetly
Ashburn Title Services	20727 Ashburn Rd.	Ashburn	VA		Suspended permanetly
ATG/ Maggio & Assoc.		Chicago	IL		Suspended permanetly
Brach Eichler	101 Eisenhower Parkway	Roseland	NJ		Suspended permanetly
Brennan Title Company	102 Old Solomons Island Rd. 3rd Floor	Annapolis	MD		Suspended permanetly
Carlos Sanchez, Esq., The Sanchez Law Firm	674 Route 202-206 N	Bridgewater	NJ		Suspended Permanently
Central Property Settlement	9 Lawn Ave. Ste. 300	Norristown	PA		Suspended Permanently
Charles Reed	325 Plus Park Blvd. #203	Nashville	TN		Suspended for fraud
Counselors Title Co.	1450 E. American Lane Ste. 1400	Schaumburg	IL		Suspended Permanently
Crown Title Corp.	1 Sanford Ave.	Baltimore	MD		Suspended Permanently
*Chicago Title and Trust		Oak Forest	IL		Suspended 10/31/02 Beth
Cosmopolitan Real Estate Services	9200 Basil Ct. Suite 307	Largo	MD	Gateway Mortgage Services	Suspended 5/25/05
Cumberland & Erly		Prince Fredick	MD		Suspended Permanently
Daniel D. Hedriger, Esq.	725 River Rd. Suite 107	Edgewater	NJ	Ivanhoe Financial - Saddlebrook	Suspended 9/29/2005
David C. Wigfield	1615 Hamburg Turnpike	Wayne	NJ		Suspended Permanently
Encore Title and Escrow		Ft. Lauderdale	FL		
Fidelity National		Brandon	FL		Suspended Permanently
Fidelity National	1300 Hercules Ste. 155	Houston	TX		Suspended Permanently
First American		Oak Lawn	IL		Suspended Permanently

First American		Kissimmie	FL		Suspended Permanently	
First Land Title Services, Inc.	1330 West Citizens Blvd., Suite 301	Leesburg	FL		Suspended Permanently 6/7/05/gt	
First Land Title Services, Inc.	1503 N Donnelly Street	Mount Dora	FL		Suspended Permanently 6/7/05/gt	
First Land Title Services, Inc.	10935 SE 177 Place #203	Summerfield	FL		Suspended Permanently 6/7/05/gt	
First Land Title Services, Inc.	226 West Alfred Street	Tavares	FL		Suspended Permanently 6/7/05/gt	
*First Service Title Agency	10250 Alliance Rd #125	Cincinnati	OH		Suspended 10/2/02 Beth	
*Fortress Title Company	8777 San Jose Blvd #205	Jacksonville	FL		Suspended 9/8/02 Beth	
Fountainhead Title	8555 16th St.	SILVER SPRING	MD		Suspended Permanently	
Frank A. Blandino		Hillsboro	NJ		Suspended Permanently	
*Global Title Agency	17 Triangle Park #1701	Cincinnati	OH		Suspended 10/2/02 Beth	
Great Oak Title & Escrow	10480 Armstrong St.	Fairfax	VA		Suspended Permanently	
*Greater Illinois Title Company	2146 South Manheim Rd	Westchester	IL		Suspended 5/9/03 Beth	
Guaranty Title	202 N. Massey Blvd.	Nixa	MO		Suspended Permanently	
Guaranty Title		Springfield	MO		Suspended Permanently	
Heavyweight Title		Owing Mills	MD		Suspended Permanently	
*Heritage Title Company	5849 W Lawerance Ave	Chicago	IL		Suspended 5/9/03 Beth	
Home Title & Escrow Insurance	485 S. Independence	Virginia Beach	VA		Suspended Permanently	
Jeffrey Grant Koenig	831 East Morehead	Charlotte	NC		Suspended Permanently	
*Law Title Insurance Company		Matteson	IL		Suspended 10/31/02 Beth	
Lawyers Advantage Title	3901 National Dr. Ste.	Burtonsville	MD		Suspended Permanently	
Lewis J. Spitz, Esq.	1037 Route 46 East Rm. 202	Clifton	NJ	Ivanhoe Financial - Saddlebrook	Suspended 10/19/2005	
Maple Leaf Title		Towson	MD		Suspended Permanently	
*Marquis Title Company		Chicago	IL		Suspended 5/9/03 Beth	
Monitor Title	133 Maple Ave. West	Vienna	VA		Suspended Permanently	
*National Title Inc.	2014-A Industrial Dr.	Annapolis	MD	1st Financial, Inc.	Suspended 2/15/05	
Nations Title Agency	6465 Wayzata Blvd. #950	St Louis	MO		Suspended Permanently	
*Performance Title - Columbia	6200 Old Dobbin Lane #150	Columbia	MD	Capital Mortgage Finance Corp.	Suspended PER BETH H.	
Preferred Title	4500 Forbes Blvd. #400	Lanham	MD	Premier Mortgage Funding	Suspended 12/5/2005	

Prestige Title & Research		Ft. Lauderdale	FL		Suspended Permanently
Prestige Title & Research		Tampa	FL		Suspended Permanently
Quantum Title Agency	2280 US Highway 130	North Brunswick	NJ		Suspended - OUT OF BUS.
Robert A. Cheely	6446 W. Cermak Rd.	Berwyn	IL		Suspended Permanently
Rose & Williams, LLP		Raleigh	NC		Suspended Permanently
Royal Palm Title Agency		Boca Raton	FL		Very difficult and verbally abusive; Suspended Permanently
SouthEast Title Services	161 St.Matthews Ave.	Louisville	KY		Suspended Permanently
Stephen A.K.A Willis Law Firm	1407 E. Piedmont Dr. Suite B	Tallahassee	FL		Suspended Permanently
Stewart Title - Oak Forest	15126 South Cicero Ave	Oak Forest	IL	Ivanhoe Financial - Midwest	Suspended 8/31/2005
*Title First		Richton Park	IL		Suspended 10/31/02 Beth
Total Trust Title	1515 North University Dr. #221	Coral Springs	FL	Ivanhoe Financial - Lake Worth	Suspended 9/30/2005
*Tradewinds Title	Old Dobbin Lane	Columbia	MD		Suspended Indefinitely!
*Troese Hughes Title Service	7213 Hanover Parkway	Greenbelt	MD	American Residential Funding;Residential Mortgage;Allied Home Mortgage Capital	Suspended 2/17/05
*Twin Land Titles		Winter Garden	FL		Suspended Indefinitely!
*U.S. Titles		Annandale	VA		Title co. closed w/out subordination; Refused to give wired funds back
*Weed & Associates Title Service	221 N. US Hwy 27 #G	Clermont	FL		Suspended Indefinitely!
*Whitehouse, Curly, & Sons	33 South State Street	Dover	DE		Suspended Indefinitely!

**NOTE: POTENTIALLY SUSPENDED AGENTS BELOW ARE ALLOWED TO CLOSE LOANS FOR IVANHOE; THE COMPANIES LISTED BELOW ARE CURRENTLY WORKING WITH US TO CLEAR LATE DOCUMENTS; IF ACTUALLY SUSPENDED, THEY WILL BE MOVED TO UPPER SUSPENDED PORTION OF LIST**

Axis Title Group	6021 University Blvd. #540	Ellicott City	MD	Landmark Funding	01/18/2006
Capital Assurance Group	656 E. Swedesford Rd. Ste. 102	Wayne	PA	Ivanhoe Financial - Churchville	01/23/2006
Chesapeake Home Title	696 Ritchie Hwy 2nd Floor	Severna Park	MD	Ivanhoe Financial - Direct Lending	01/23/2006
Citywide Title Corp.	1300 E. Woodfield Rd. Ste. 510	Schaumburg	IL	First Capital Mortgage	01/18/2006
Exceptional Title and Escrow	703 Thimble Shoals Blvd. C6	Newport News	VA	Residential Mortgage Corp.	01/18/2006
Gregory Mascera	10 South Prospect St	Verona	NJ	Ivanhoe Financial - Saddlebrook	01/05/2006
Guardian Land Title	217 North Florida Street	Bushnell	FL	Westside Mortgage	01/18/2006
Gulf Coast Title Closing and Escrow Services	2605 West Lake Mary Blvd.	Lake Mary	FL	Ivanhoe Financial - Daytona Beach	12/28/2005
Interval Title Services	604 Courtland St. Ste. 100	Orlando	FL	Ivanhoe Financial - Winter Park	01/23/2006
Jefferson Title Services	2442 Sandlake Road #B	Orlando	FL	A & O Mortgage	01/19/2006

Marchena & Graham	233 South Semoran Blvd.	Orlando	FL	Ivanhoe Financial - Clermont	01/18/2006	
Meridian Title Company	37837 Merdian Ave. Ste. 311	Dade City	FL	Mortgage Works Unlimited; Stockton Turner	01/19/2006	
Prominent Title Insurance	897 Towne Center	Kissimmee	FL	Ivanhoe Financial - Direct Lending	01/18/2006	
Rockwood Title Corporation	9017 Red Branch Rd. Suite 101	Columbia	MD	Landmark Funding	12/11/2005	
Stephen R. Scipione	91 Clinton Rd. Suite 2-B	Fairfield	NJ	Ivanhoe Financial - Fairfield	12/21/2005	
Troese - Hyson Title Services	2021 Chanceyville Rd. Ste. 210	Owings	MD	Allied Home Mortgage	01/19/2006	
U.S.A Title	1200 West Avenue Suite 215	Miami Beach	FL	Millenium Home Mortgage	12/22/2005	
06-Feb-06						