



Mr. CooperGroup®

1Q'21 EARNINGS REVIEW

April 29, 2021

IMPORTANT INFORMATION

This presentation contains summarized information concerning Mr. Cooper Group Inc. ("Mr. Cooper" or the "Company") and the Company's business, operations, financial performance and trends. No representation is made that the information in this presentation is complete. For additional financial, statistical and business related information, as well as information regarding business and segment trends, see the Company's most recent Annual Report on Form 10-K ("Form 10-K") and Quarterly Reports on Form 10-Q filed with the U.S. Securities and Exchange Commission (the "SEC"), as well other reports filed with the SEC from time to time. Such reports are or will be available in the Investors section of the Company's website (www.mrcoopergroup.com) and the SEC's website (www.sec.gov).

Forward Looking Statements. This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, including statements regarding leverage targets and refinancing opportunities. All statements other than statements of historical or current fact included in this presentation that address activities, events, conditions or developments that we expect, believe or anticipate will or may occur in the future are forward-looking statements. Forward-looking statements give our current expectations and projections relating to our financial condition, results of operations, plans, objectives, future performance and business and these statements are not guarantees of future performance.

Forward-looking statements may include the words "anticipate," "estimate," "expect," "project," "intend," "plan," "believe," "strategy," "future," "opportunity," "may," "should," "will," "would," "will be," "will continue," "will likely result," and similar expressions. Such forward-looking statements involve risks and uncertainties that may cause actual events, results or performance to differ materially from those indicated by such statements, including the severity and duration of the COVID-19 pandemic; the pandemic's impact on the U.S. and the global economies; federal, state, and local government responses to the pandemic; borrower forbearance rates and availability of financing. Certain of these risks are identified and discussed in documents Mr. Cooper has filed or will file from time to time with the SEC. These risk factors will be important to consider in determining future results and should be reviewed in their entirety. These forward-looking statements are expressed in good faith, and Mr. Cooper believes there is a reasonable basis for them. However, the events, results or trends identified in these forward-looking statements may not occur or be achieved. Forward-looking statements speak only as of the date they are made, and Mr. Cooper is not under any obligation, and expressly disclaims any obligation, to update, alter or otherwise revise any forward-looking statement, except as required by law. Readers should carefully review the statements set forth in the reports that Mr. Cooper has filed or will file from time to time with the SEC.

Non-GAAP Measures. This presentation contains certain references to non-GAAP measures. Please refer to the Appendix for more information on non-GAAP measures.

FIRST QUARTER HIGHLIGHTS

- Reported net income of \$561 million and \$5.92 per diluted share, including other mark-to-market⁽¹⁾ of \$373 million
- Generated record pretax operating income⁽²⁾ of \$363 million, equivalent to ROTCE⁽²⁾ of 43%
- Tangible book value per share⁽²⁾ increased to \$31.97
- Originations generated pretax income of \$362 million on record funded volume of \$25.1 billion
- Servicing margin⁽²⁾ was 3.7 bps on \$109 million in EBO revenues
- Servicing portfolio grew 3% q/q to \$646 billion
- Announced sale of Title365 for \$500 million
- Repurchased 4.5 million shares of common stock for \$148 million
- Quarter-end unrestricted cash was \$674 million

SUMMARY 1Q'21 FINANCIAL RESULTS

\$ mm's, except per share data	1Q'21	4Q'20	1Q'20
Servicing	\$40	(\$47)	\$32
Originations	362	435	158
Xome	13	18	13
Corporate debt interest expense	(30)	(38)	(51)
Corporate expense/other	(22)	(39)	(25)
Pretax operating income⁽¹⁾	\$363	\$329	\$127
Other mark-to-market ⁽²⁾	373	20	(353)
Loss on redemption of unsecured senior notes	-	(85)	-
Adjustments	(4)	(10)	(4)
Intangible amortization	(4)	(7)	(9)
Pretax income (loss)	\$728	\$247	(\$239)
Income tax (expense) benefit	(167)	(56)	68
Net income (loss)	\$561	\$191	(\$171)
Weighted average diluted sharecount	93.9	94.7	91.4
Diluted EPS ⁽⁴⁾	\$5.92	\$2.00	(\$1.84)

TBV Rollforward ⁽¹⁾	\$ mm's	Per share
4Q'20	\$2,350	\$26.27
1Q'21 net income ⁽⁴⁾	561	5.92
Intangible amortization	4	0.05
Other	(161)	(1.87)
1Q'21	\$2,754	\$31.97

⁽¹⁾ Please see appendix for reconciliations of non-GAAP items

⁽²⁾ Other mark-to-market does not include fair value amortization. Fair value amortization represents the additional amortization required under the fair value amortization method over the cost amortization method

	\$ mm's	ROTCE
GAAP net income	\$561	87.9%
Fully-taxed operating income ⁽¹⁾⁽³⁾	\$275	43.1%
Discretionary steady state cash flow	\$379	n/a

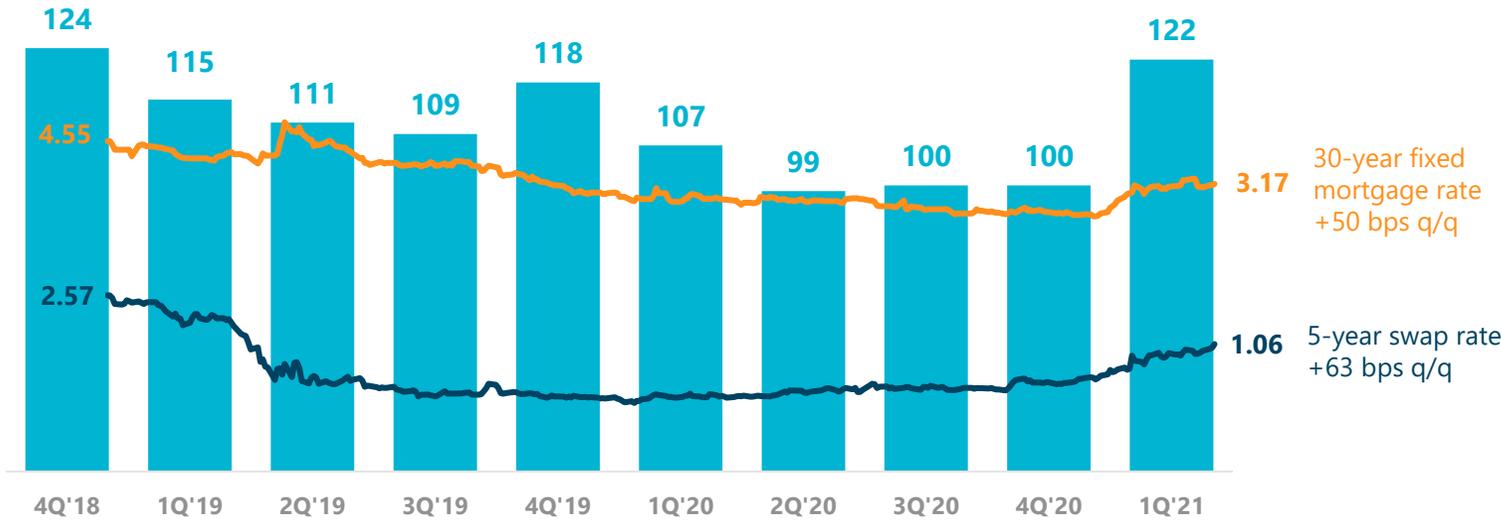
- Adjustments include \$3 million in transaction costs related to Title365 sale and \$1 million in severance related to corporate actions
- Other notable items include \$109 million EBO gains and \$12 million reserve release in Servicing
- The deferred tax asset decreased by \$112 million in the quarter, as the company's Net Operating Loss carryforwards continue to limit our federal cash tax liabilities
- The deferred tax asset dropped to 45% of tangible book value in the quarter, which is down from 75% in 1Q'20

⁽³⁾ Assumes GAAP tax-rate of 24.2% and does not give credit to cash flow benefits of the DTA

⁽⁴⁾ Per share data calculated based on net income (loss) attributable to common shareholders

MSR VALUE INCREASES TO 122 BPS

MSR Value (bps)



- The Company reported a positive mark-to-market of \$373 million (excluding fair value amortization) as mortgage, swap, and treasury rates increased during the quarter

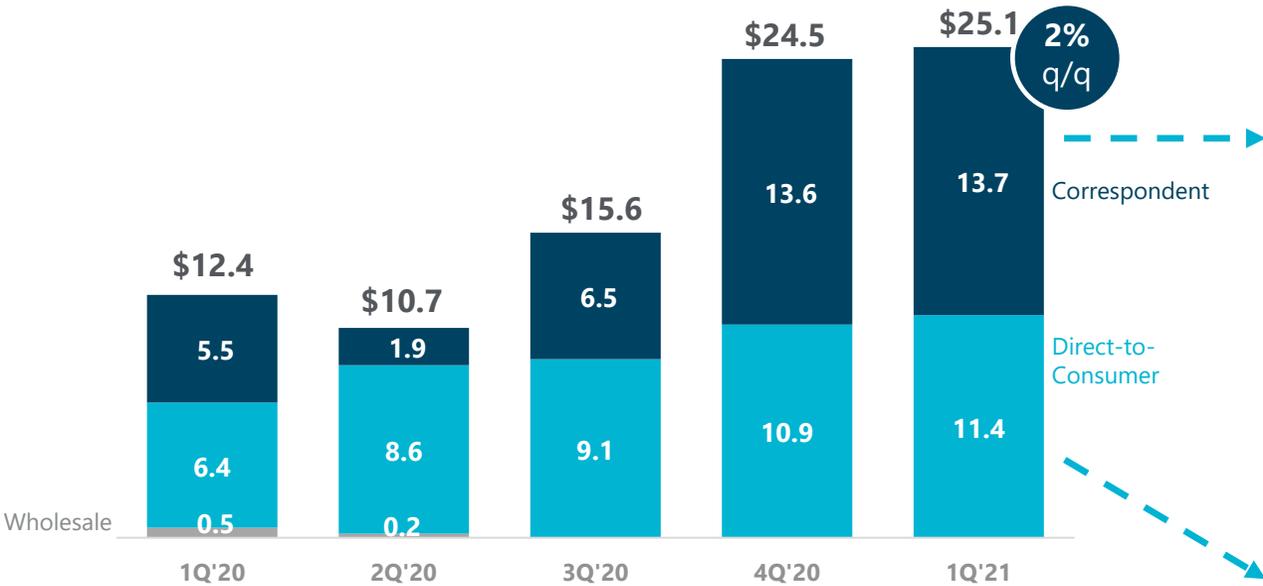
Rate/term Refinance Opportunity

Mortgage Rate	Minimum \$200 Savings		Minimum \$100 Savings	
	Customers in Thousands	Eligible Portfolio %	Customers in Thousands	Eligible Portfolio %
+50 bps	568.0	32%	1,000.6	56%
+25 bps	632.1	35%	1,107.6	62%
Current rate	705.2	39%	1,207.6	68%
-25 bps	785.5	44%	1,298.3	73%
-50 bps	869.7	49%	1,379.6	77%

- The population of customers who could save \$200 per month is down 11% year-to-date
- Excluding customers with a minimum savings of \$200 per month, there are an additional 686,000 customers who could benefit from a cash-out refinance

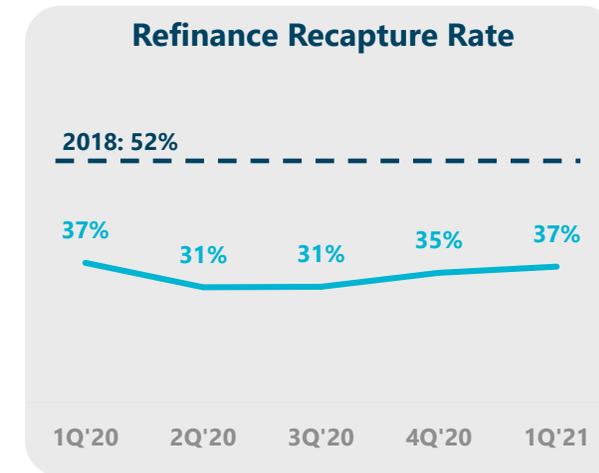
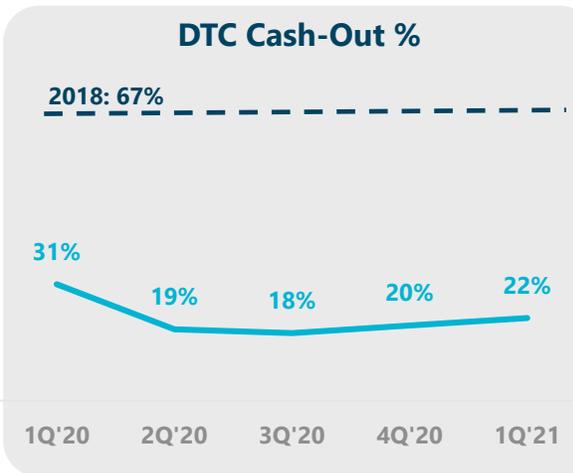
RECORD FUNDED VOLUME ON CORRESPONDENT GROWTH, HIGHER DTC RECAPTURE

Funded Volume By Channel (\$ bn's)



- March with \$4.7 bn net locked volume⁽¹⁾ from 826 active clients
- Connectivity and document processing investments have driven unit costs in line with leading peers
- Purchase loans were 21% of total fundings in 1Q'21 and averaged 63% from 2015 through 2020

- Originations produced \$362 million of pretax income on record funded volume of \$25.1 billion, up 2% quarter-over-quarter
- Pull through adjusted lock volume was \$23.3 billion, down 2% quarter-over-quarter



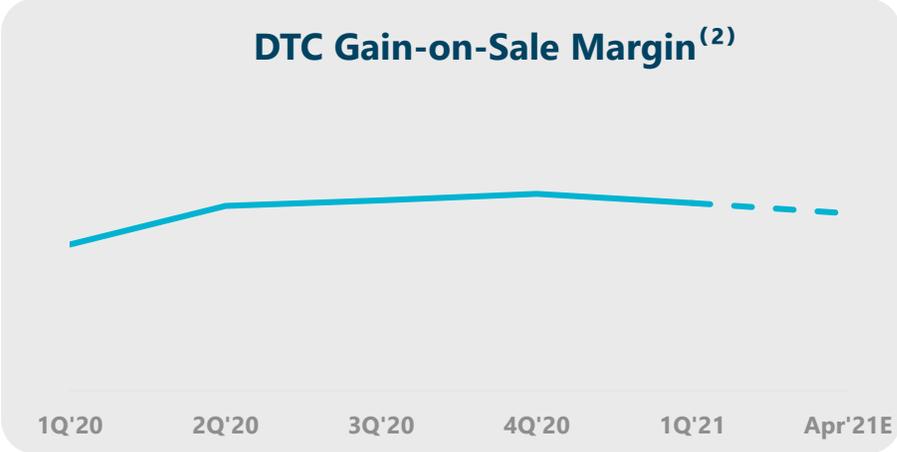
ORIGINATIONS MARGIN TRENDS

Pretax Originations Margin⁽¹⁾

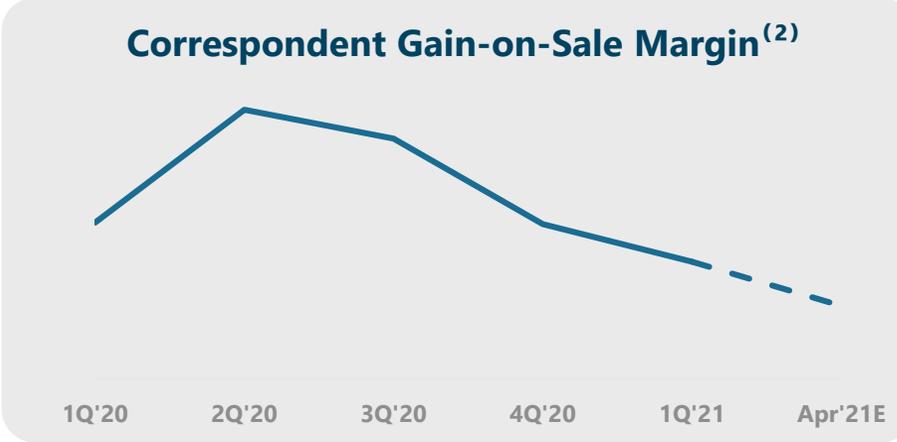


- Originations pretax margins declined to 1.63% from 1.86% quarter-over-quarter, as mortgage rates rose by 50 bps in the quarter

DTC Gain-on-Sale Margin⁽²⁾



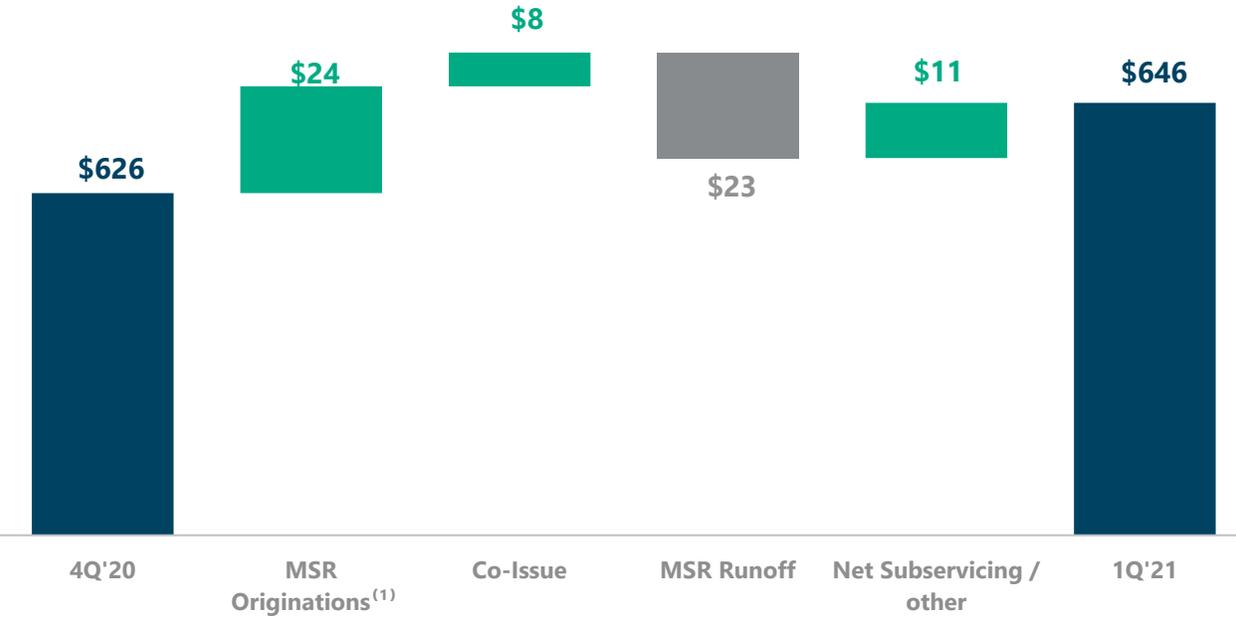
Correspondent Gain-on-Sale Margin⁽²⁾



⁽¹⁾ Please see appendix for reconciliations of non-GAAP measures ⁽²⁾ Gain-on-sale margin includes Originations fee revenue. Note: Pretax margin for 1Q'20 and 2Q'20 are normalized, which excludes \$34 mm revenue reversal in 1Q'20 associated with pipeline risk and recovery in 2Q'20

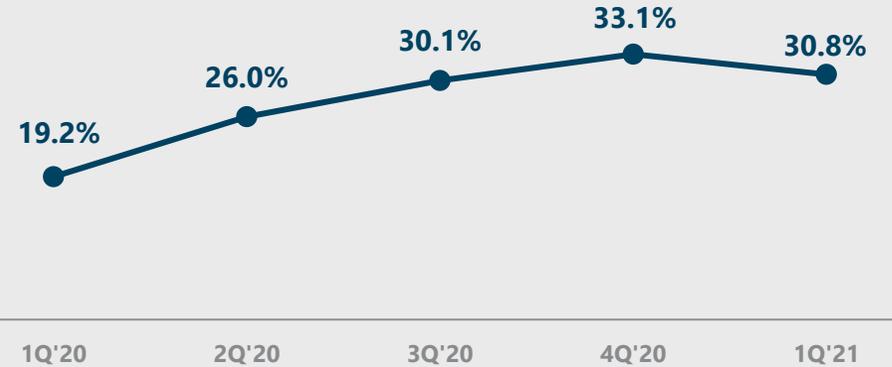
SERVICING PORTFOLIO GROWS 3% Q/Q

Servicing Portfolio Unpaid Principal Balance (\$ bn's)

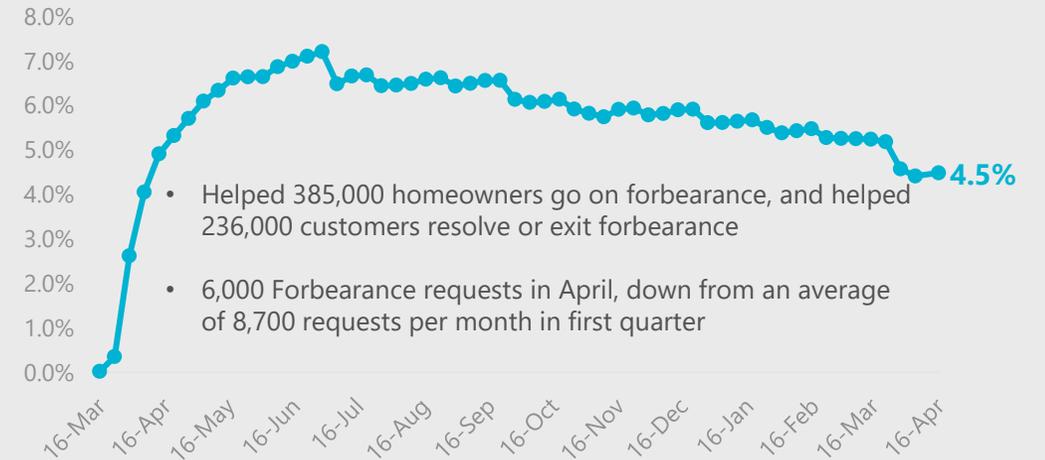


- Portfolio grew 3% quarter-over-quarter, due to strong correspondent and DTC originations, co-issue acquisitions, and subservicing wins
- As of April 18th, 4.5% of customers were on forbearance, down from peak of 7.2%

Total CPR



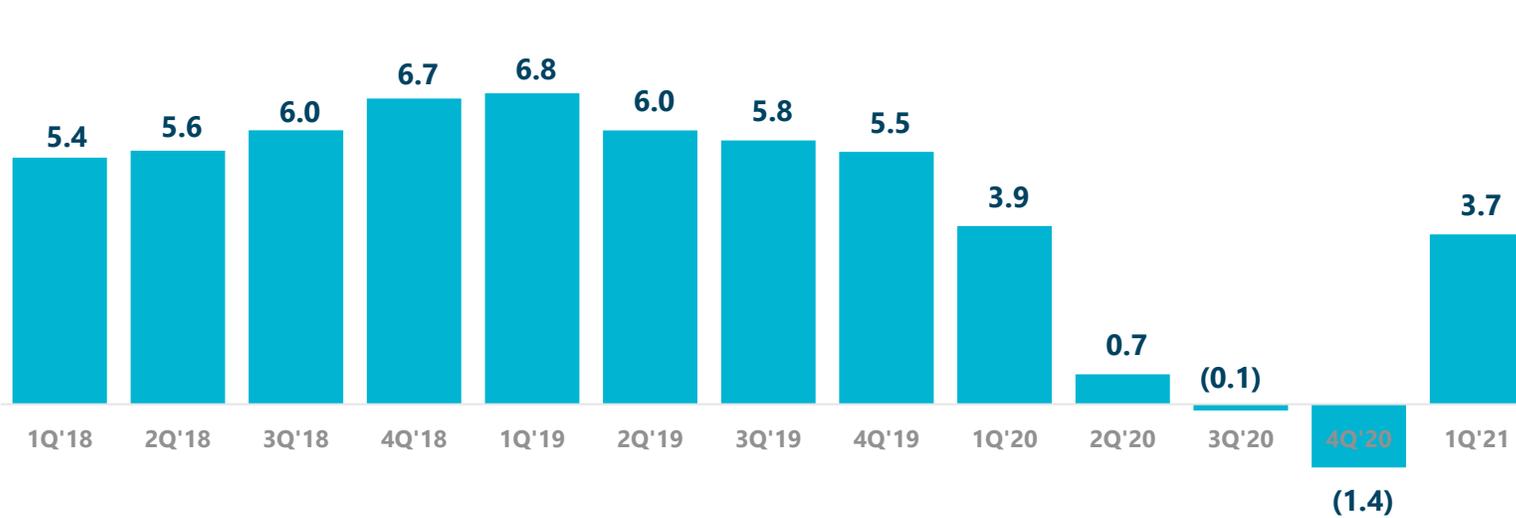
Customers on Forbearance



- Helped 385,000 homeowners go on forbearance, and helped 236,000 customers resolve or exit forbearance
- 6,000 Forbearance requests in April, down from an average of 8,700 requests per month in first quarter

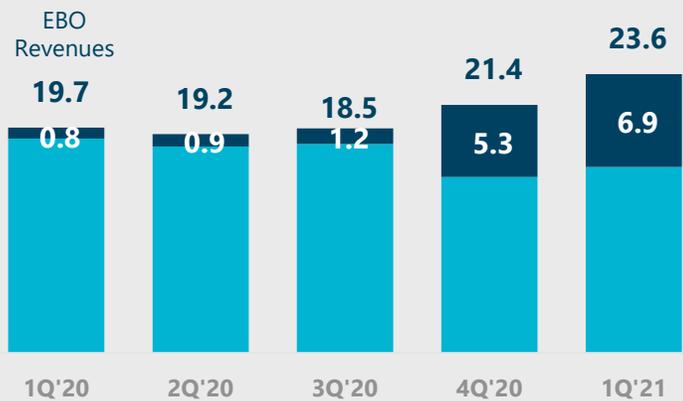
SERVICING MARGIN BENEFITS FROM EBO ACTIVITY

Operating Margin (bps)⁽¹⁾

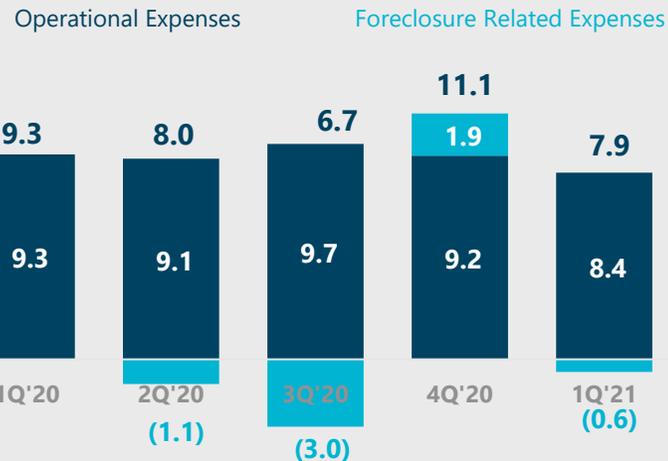


- Early buyouts of \$2.1 billion in the first quarter generated \$109 million in revenue or 6.9 bps
- Servicing included \$12 million reserve release in foreclosure-related expenses
- Higher amortization has impacted the servicing margin by 4.8 bps year-over-year, equivalent to a quarterly impact of \$77 million. Lower interest rates have impacted the margin by 1.1 bps year-over-year or \$18 million per quarter

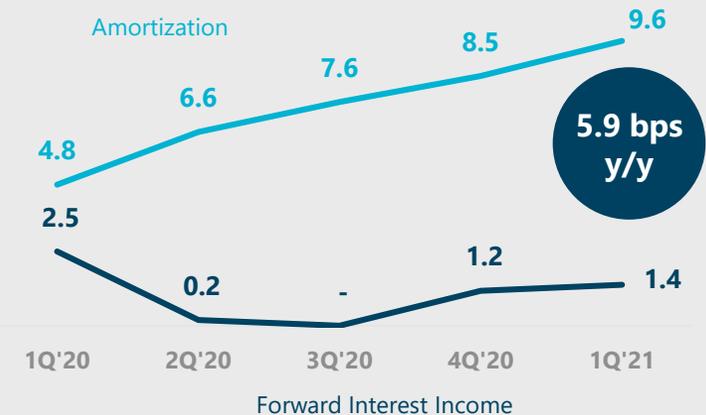
Operational Revenues (bps)



Expenses (bps)

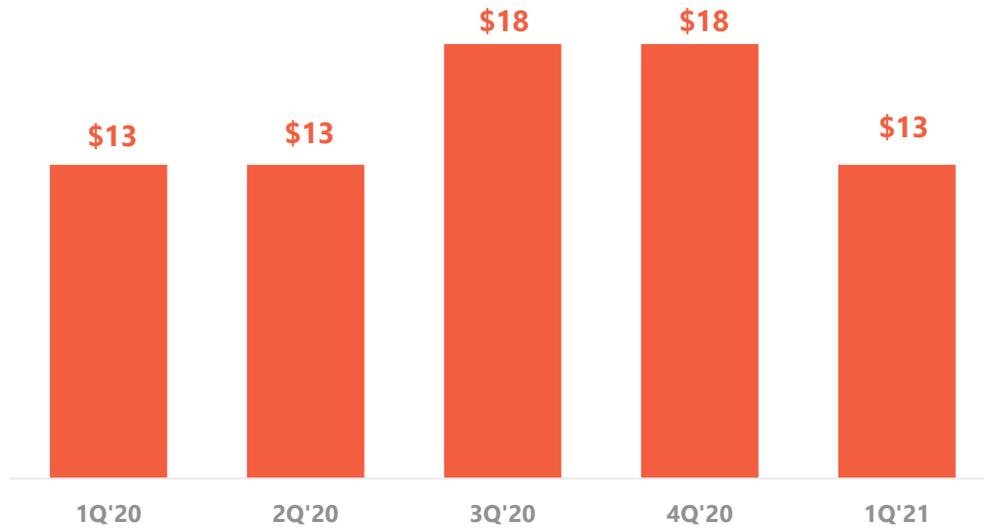


Interest Rate-related Impact (bps)



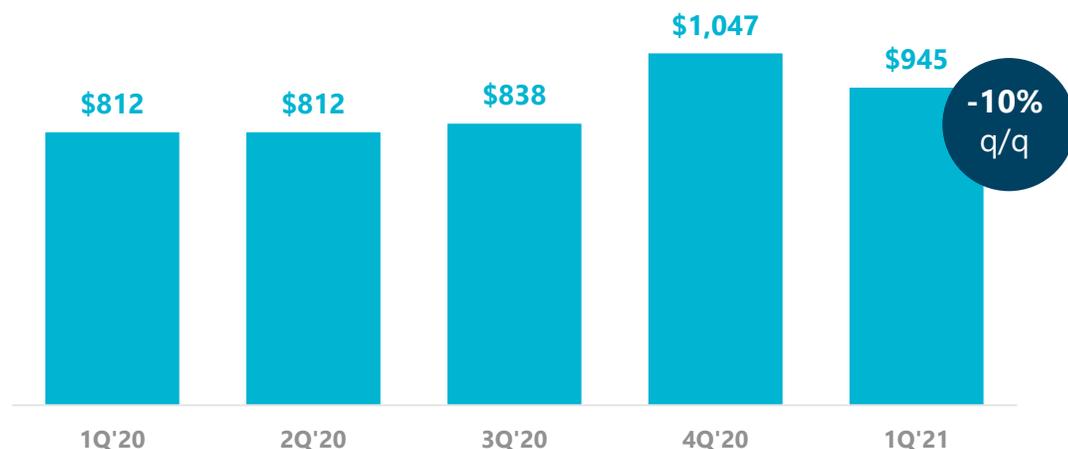
XOME CONTINUES TO BENEFIT FROM STRONG TITLE RESULTS

Operating Profitability (\$ mm's)⁽¹⁾



ADVANCE FUNDING CAPACITY REMAINS STRONG

Servicing Advances (\$ mm's)⁽¹⁾



Advances by Investor as of March 31, 2021

\$ mm's	P&I	T&I ⁽²⁾	Total
GNMA	\$2	\$356	\$358
GSE	18	165	183
PLS	148	228	376
Other ⁽³⁾	3	25	28
Total advances	\$171	\$774	\$945

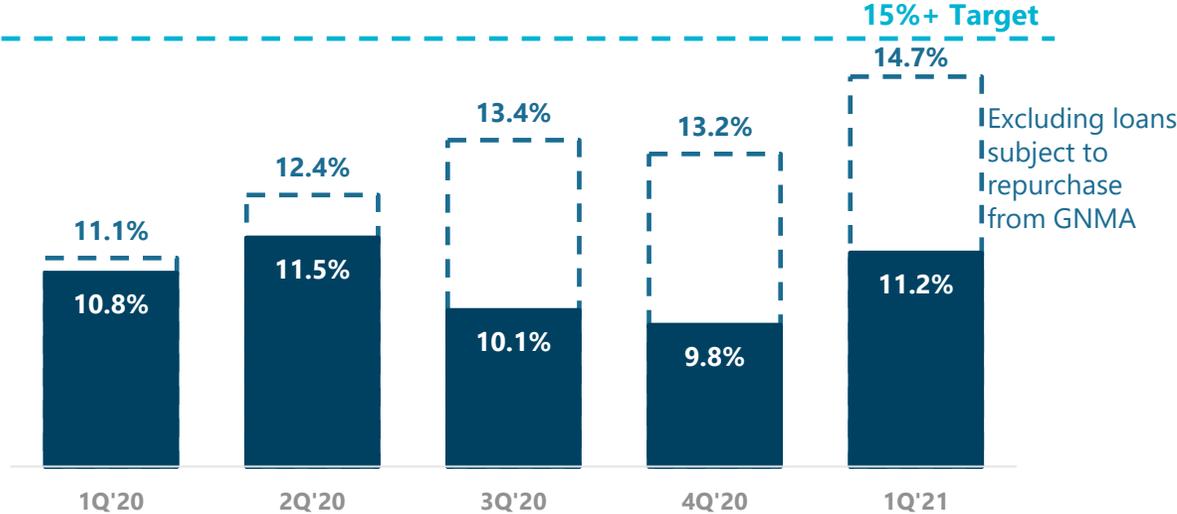
Financing Capacity

\$ mm's	Maturity	Capacity	Outstanding	Utilization
PLS	Oct'21	\$425	\$197	46%
GSE	Jan'22	875	140	16%
GNMA ⁽⁴⁾	Aug'22	640	231	36%
Other	Jan'22	100	70	70%
Advance facilities		\$2,040	\$638	31%
MSR	Aug'21-Nov'22	660	270	41%
Originations	May'21-Sep'22	11,980	6,480	54%
Total warehouse facilities		\$12,640	\$6,750	53%

- The Company generated strong cash flow in the quarter, with an estimated \$379 million in steady state discretionary cash flow, allowing us to repurchase \$148 million in shares of common stock, acquire \$356 million in MSRs through originations and acquisitions, and still end the quarter with \$674 million in unrestricted cash

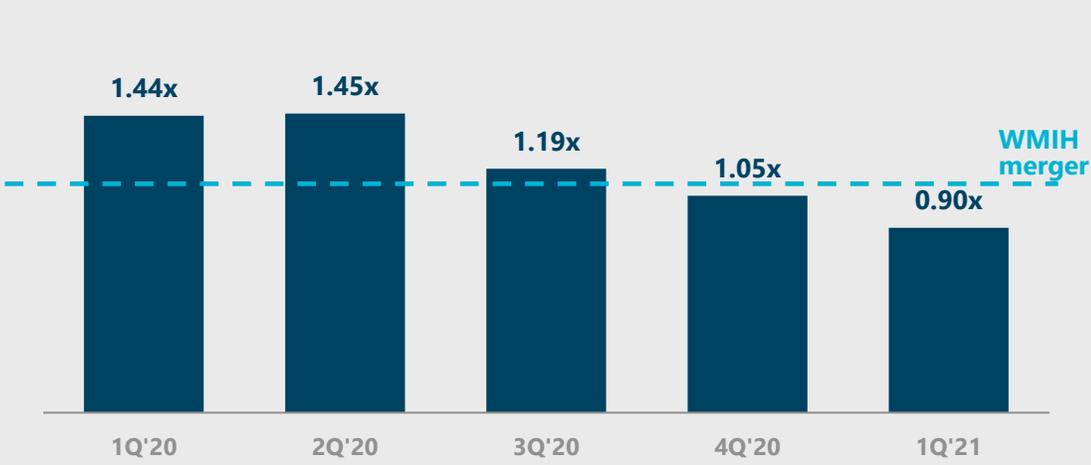
STRONG CAPITAL AND LIQUIDITY

Tangible Net Worth/Assets⁽¹⁾



- Loans subject to repurchase from GNMA decreased from \$6.2 bn to \$5.8 bn quarter-over-quarter due to buyouts of \$2.1 billion net of new loans consolidated of \$1.7 billion
- On the basis of the debt:tangible net worth ratio, the Company's leverage has declined below where it operated prior to the WMIH merger in 2018

Debt/Tangible Net Worth⁽¹⁾



Senior Note Maturities (\$ mm's)



Appendix

SEGMENT OPERATING INCOME AND NON-GAAP RECONCILIATION

\$ mm's	Servicing	Originations	Xome	Corporate / Other	Consolidated
Servicing related excluding MTM	\$95	\$43	\$96	\$ -	\$234
Net gain on mortgage loans held for sale	127	552	-	-	679
Operating revenue excluding MTM	222	595	96	-	913
Salaries, wages, and benefits	73	167	29	16	285
General and administrative	52	64	58	10	184
Total expenses	125	231	87	26	469
Interest income / other	66	23	-	-	89
Interest expense	(104)	(25)	-	-	(129)
Corporate debt interest expense	-	-	-	(30)	(30)
Total other (expenses) income, net	(38)	(2)	-	(30)	(70)
Pretax income (loss) before MTM	59	362	9	(56)	374
Fair value amortization ⁽¹⁾	(19)	-	-	-	(19)
Other MTM	373	-	-	-	373
MTM	354	-	-	-	354
Pretax income (loss)	413	362	9	(56)	728
Other MTM	(373)	-	-	-	(373)
Adjustments	-	-	3	1	4
Intangible amortization	-	-	1	3	4
Pretax operating income (loss)	\$40	\$362	\$13	(\$52)	\$363

TANGIBLE BOOK VALUE (TBV), TNW/ASSETS, AND DEBT/TNW RECONCILIATION

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Stockholders' equity	\$2,066	\$2,145	\$2,341	\$2,504	\$2,904
Goodwill	(120)	(120)	(120)	(120)	(120)
Intangible assets	(61)	(54)	(45)	(34)	(30)
Tangible book value (TBV)	\$1,885	\$1,971	\$2,176	\$2,350	\$2,754
Ending outstanding sharecount (mm's)	92.0	92.0	90.9	89.5	86.1
TBV/share	\$20.50	\$21.42	\$23.95	\$26.27	\$31.97
Assets	\$17,613	\$17,300	\$21,755	\$24,165	\$24,713
Loans subject to repurchase from GNMA	\$468	\$1,171	\$5,395	\$6,159	\$5,816
Tangible assets ⁽¹⁾	\$17,432	\$17,126	\$21,590	\$24,011	\$24,563
TNW/Assets ⁽²⁾	10.8%	11.5%	10.1%	9.8%	11.2%
TNW/Assets ⁽²⁾ excluding loans subject to repurchase from GNMA	11.1%	12.4%	13.4%	13.2%	14.7%
Operating lease liabilities	\$125	\$121	\$114	\$108	\$104
MSR line draws	295	445	266	270	270
Unsecured senior note principal	2,300	2,300	2,200	2,100	2,100
Debt	\$2,720	\$2,866	\$2,580	\$2,478	\$2,474
Debt/TNW	1.44x	1.45x	1.19x	1.05x	0.90x

ROTCE RECONCILIATION

\$ mm's	1Q'21
Pretax income	\$728
Income tax expense	(167)
Net income	\$561
ROCE⁽¹⁾	83.0%
ROTCE	87.9%
Pretax income	\$728
Mark-to-market	(354)
Fair value amortization	(19)
Accounting items	4
Intangible amortization	4
Pretax operating income	\$363
Income tax expense ⁽²⁾	(88)
Fully-taxed operating income	\$275
ROTCE	43.1%
Average book value	\$2,704
Average tangible book value	\$2,552

ROTCE is a non-GAAP financial measure that is computed by dividing annualized earnings by average tangible common equity (tangible book value). Tangible common equity equals total stockholders' equity less goodwill and intangible assets. The methodology of determining tangible common equity may differ among companies. Management believes that ROTCE is a useful financial measure because it measures the performance of a business consistently and enables investors and others to assess the Company's use of equity. We are unable to provide a reconciliation of the forward-looking non-GAAP financial measure to its most directly comparable GAAP financial measure because we are unable to provide, without unreasonable effort, a meaningful or accurate calculation or estimate of amounts that would be necessary for the reconciliation due to the complexity and inherent difficulty in forecasting and quantifying future amounts or when they may occur. Such unavailable information could be significant to future results.

SERVICING NON-GAAP RECONCILIATION

\$ mm's	1Q'20		2Q'20		3Q'20		4Q'20		1Q'21	
	\$	Bps	\$	Bps	\$	Bps	\$	Bps	\$	Bps
Pretax (loss) income	(\$325)	(20.4)	(\$251)	(16.4)	(\$32)	(2.2)	(\$29)	(1.9)	\$413	26.0
Mark-to-market (MTM)	383	24.1	261	17.1	29	2.0	6	0.4	(354)	(22.3)
Accounting item	4	0.2	-	-	1	0.1	2	0.1	-	-
Pretax income (loss) excluding MTM and other notable items	\$62	3.9	\$10	0.7	(\$2)	(0.1)	(\$21)	(1.4)	\$59	3.7
Average UPB (\$bn)	\$636		\$612		\$591		\$608		\$634	

SERVICING PROFITABILITY

\$ mm's	1Q'20		2Q'20		3Q'20		4Q'20		1Q'21	
	\$	Bps	\$	Bps	\$	Bps	\$	Bps	\$	Bps
Operational Revenue										
Base servicing fees	\$250	15.7	\$239	15.6	\$231	15.6	\$222	14.6	\$223	14.1
Modification fees	3	0.2	2	0.1	3	0.2	2	0.1	7	0.4
Incentive fees	4	0.3	5	0.3	-	-	-	-	1	0.1
Late payment fees	23	1.4	16	1.1	15	1.0	15	1.0	14	0.9
Other ancillary revenues	38	2.4	44	2.9	51	3.5	114	7.5	140	8.8
Total forward MSR operational revenue	318	20.0	306	20.0	300	20.3	353	23.2	385	24.3
Base subservicing fee and other subservicing revenue	65	4.1	69	4.5	71	4.8	71	4.7	68	4.3
Reverse servicing fees	6	0.4	7	0.5	6	0.4	5	0.3	5	0.3
Total servicing fee revenue	389	24.5	382	25.0	377	25.5	429	28.2	458	28.9
MSR financing liability costs	(8)	(0.5)	(9)	(0.6)	(8)	(0.5)	(8)	(0.5)	(7)	(0.5)
Excess spread payments - principal	(68)	(4.3)	(79)	(5.2)	(96)	(6.5)	(95)	(6.3)	(76)	(4.8)
Total operational revenue	313	19.7	294	19.2	273	18.5	326	21.4	375	23.6
Amortization										
Forward MSR amortization	(152)	(9.6)	(186)	(12.1)	(212)	(14.4)	(228)	(15.0)	(232)	(14.6)
Excess spread accretion	68	4.3	79	5.2	96	6.5	95	6.3	76	4.8
Reverse MSL accretion	8	0.5	5	0.3	4	0.3	3	0.2	3	0.2
Reverse MSR amortization	-	-	-	-	-	-	-	-	-	-
Total amortization	(76)	(4.8)	(102)	(6.6)	(112)	(7.6)	(130)	(8.5)	(153)	(9.6)
Mark-to-Market Adjustments										
MSR MTM	(412)	(25.9)	(321)	(21.0)	(63)	(4.3)	(82)	(5.4)	385	24.3
Excess spread / financing MTM	29	1.8	60	3.9	34	2.3	76	5.0	(31)	(2.0)
Total MTM adjustments	(383)	(24.1)	(261)	(17.1)	(29)	(2.0)	(6)	(0.4)	354	22.3
Total revenues	(\$146)	(9.2)	(\$69)	(4.5)	\$132	8.9	\$190	12.5	\$576	36.3
Average UPB (\$bn)	\$636		\$612		\$591		\$608		\$634	

SERVICING PROFITABILITY [CONT.]

\$ mm's	1Q'20		2Q'20		3Q'20		4Q'20		1Q'21	
	\$	Bps	\$	Bps	\$	Bps	\$	Bps	\$	Bps
Salaries, wages and benefits	\$86	5.4	\$75	4.9	\$77	5.2	\$75	4.9	\$73	4.6
Servicing support fees	25	1.5	27	1.8	28	1.9	29	1.9	24	1.6
Corporate and other general and administrative expenses	35	2.2	32	2.1	33	2.2	30	2.0	32	2.0
Foreclosure and other liquidation related expenses	-	-	(17)	(1.1)	(45)	(3.0)	29	1.9	(9)	(0.6)
Depreciation and amortization	3	0.2	5	0.3	6	0.4	6	0.4	5	0.3
Total general and administrative expenses	63	3.9	47	3.1	22	1.5	94	6.2	52	3.3
Total expenses	\$149	9.3	\$122	8.0	\$99	6.7	\$169	11.1	\$125	7.9
Reverse mortgage interest income	43	2.7	54	3.5	40	2.7	39	2.5	44	2.8
Other interest income	40	2.5	3	0.2	-	-	18	1.2	22	1.4
Interest income	83	5.2	57	3.7	40	2.7	57	3.7	66	4.2
Reverse mortgage interest expense	(52)	(3.3)	(51)	(3.3)	(37)	(2.5)	(34)	(2.2)	(33)	(2.1)
Advance interest expense	(5)	(0.3)	(8)	(0.5)	(7)	(0.5)	(6)	(0.4)	(6)	(0.4)
Other interest expense	(56)	(3.5)	(58)	(3.8)	(61)	(4.1)	(67)	(4.4)	(65)	(4.1)
Interest expense	(113)	(7.1)	(117)	(7.6)	(105)	(7.1)	(107)	(7.0)	(104)	(6.6)
Other income, net	-	-	-	-	-	-	-	-	-	-
Total other expense, net	(\$30)	(1.9)	(\$60)	(3.9)	(\$65)	(4.4)	(\$50)	(3.3)	(38)	(2.4)
Pretax (loss) income	(\$325)	(20.4)	(\$251)	(16.4)	(\$32)	(2.2)	(\$29)	(1.9)	\$413	26.0
Average UPB (\$bn)	\$636		\$612		\$591		\$608		\$634	

SERVICING PORTFOLIO

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Unpaid Principal Balance (UPB) Rollforward					
Originations	\$11,635	\$9,478	\$14,517	\$23,104	\$23,623
Flow acquisitions	2,532	126	541	4,135	7,511
Bulk acquisitions	178	36	21	7,140	37
Dispositions	(40)	(31)	(23)	(16)	(50)
Transfers to/from Subservicing	(3,383)	(1,796)	(3,222)	(4,802)	(2,901)
Runoff	(17,070)	(20,472)	(23,142)	(25,039)	(23,381)
Forward owned⁽¹⁾	\$290,634	\$277,975	\$266,667	\$271,189	\$276,028
Subservicing	316,933	296,792	300,855	336,513	352,481
Reverse	21,590	20,758	20,006	18,091	17,269
Total Servicing	\$629,157	\$595,525	\$587,528	\$625,793	\$645,778
Valuation Data					
MSR original cost	86 bps				
MSR carrying value	107 bps	99 bps	100 bps	100 bps	122 bps
Runoff Rates					
CPR	17.5%	22.0%	25.9%	28.6%	26.1%
Principal payments	3.7%	3.7%	2.8%	4.1%	4.2%
Forward owned runoff rate	21.2%	25.7%	28.7%	32.7%	30.3%
Total Servicing CPR	19.2%	26.0%	30.1%	33.1%	30.8%
Portfolio Composition					
GSE	21%	22%	21%	21%	23%
GNMA	17%	17%	17%	15%	14%
PLS	8%	8%	8%	7%	6%
Forward owned	46%	47%	46%	43%	43%
Subservicing	50%	50%	51%	54%	54%
Reverse	4%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%

ORIGINATIONS PROFITABILITY

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Service related, net - Originations	\$20	\$21	\$27	\$37	\$43
Net gain on mortgage loans held for sale					
Net gain on loans originated and sold	183	453	449	352	286
Capitalized servicing rights	119	123	162	270	274
Provision for repurchase reserves, net of release	(5)	(3)	(6)	(9)	(8)
Total net gain on mortgage loans held for sale	297	573	605	613	552
Total revenues	\$317	\$594	\$632	\$650	\$595

Supplemental Data

Pull through adjusted lock volume	\$12,677	\$12,394	\$19,794	\$23,706	\$23,267
Funded volume	\$12,359	\$10,729	\$15,598	\$24,526	\$25,133
Loans sold, servicing retained	\$8,696	\$9,250	\$12,123	\$20,203	\$21,314
GOS margin ⁽¹⁾	2.34%	4.62%	3.06%	2.59%	2.37%
Revenue margin ⁽¹⁾	2.50%	4.79%	3.19%	2.74%	2.56%
Value of capitalized servicing retained	137 bps	133 bps	133 bps	134 bps	128 bps

ORIGINATIONS PROFITABILITY [CONT.]

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Salaries, wages and benefits	\$117	\$120	\$140	\$163	\$167
Loan originations expenses	16	16	20	25	27
Corporate and other general and administrative expenses	18	16	16	14	20
Marketing and professional service fee	12	11	14	10	13
Depreciation and amortization	3	4	5	6	4
Total expenses	\$166	\$167	\$195	\$218	\$231
Funded volume	\$12,359	\$10,729	\$15,598	\$24,526	\$25,133
Expenses margin ⁽¹⁾	1.34%	1.56%	1.25%	0.89%	0.92%
Interest income	\$34	\$19	\$16	\$26	\$23
Interest expense	(27)	(13)	(15)	(23)	(25)
Total other income (expense), net	\$7	\$6	\$1	\$3	(\$2)
Funded volume	\$12,359	\$10,729	\$15,598	\$24,526	\$25,133
Other income (expense), net margin ⁽¹⁾	0.06%	0.06%	0.01%	0.01%	-0.01%
Pretax income	\$158	\$433	\$438	\$435	\$362
Pretax income margin ⁽²⁾	1.22%	3.29%	1.95%	1.86%	1.63%

XOME NON-GAAP RECONCILIATION

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Pretax income	\$11	\$12	\$15	\$10	\$9
Accounting item	-	-	-	6	3
Intangible amortization	2	1	3	2	1
Pretax income excluding notable items	\$13	\$13	\$18	\$18	\$13

XOME PROFITABILITY

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Exchange	\$16	\$9	\$6	\$7	\$5
Title	43	52	57	60	56
Solutions	47	45	45	46	35
Total revenues	\$106	\$106	\$108	\$113	\$96
Salaries, wages and benefits	\$35	\$33	\$32	\$34	\$29
Operational expenses	58	59	57	66	55
Depreciation and amortization	3	3	5	4	3
Total expenses	\$96	\$95	\$94	\$104	\$87
Total other income, net	\$1	\$1	\$1	\$1	\$ -
Pretax income	\$11	\$12	\$15	\$10	\$9
Margin	10.4%	11.3%	13.9%	8.8%	9.4%
Exchange properties sold	2,114	1,191	860	863	710
Average Exchange properties under management	17,777	17,438	15,067	15,132	14,210
Title completed orders	230,648	245,252	223,497	205,718	188,356
Solutions completed orders	430,726	521,169	635,059	709,121	546,552
Percentage of revenue earned from third-party customers	55%	53%	50%	47%	48%

ADJUSTED EBITDA

\$ mm's	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21
Consolidated GAAP pretax (loss) income	(\$239)	\$110	\$281	\$247	\$728
Mark-to-market	383	261	29	6	(354)
Adjustments ⁽¹⁾	4	1	54	95	4
MSR amortization, net	76	102	112	130	153
Capitalized servicing rights	(123)	(126)	(163)	(275)	(288)
Depreciation and amortization	19	18	19	18	16
Corporate debt interest expense	51	47	44	38	30
Other	7	5	6	6	6
Adjusted EBITDA	\$178	\$418	\$382	\$265	\$295

1Q'21 SOURCES AND USES CASH FLOW

	Servicing	Originations	Home	Corporate / Other	Consolidated	Illustrative Steady State Discretionary Cashflow
\$mm's						
GAAP pretax income (loss)	\$413	\$362	\$9	(\$56)	\$728	
Depreciation and amortization	5	4	3	4	16	
Share-based compensation	-	1	1	4	6	
Amortization of deferred financing costs	4	2	-	1	7	
Settlement of excess spread financing	(41)	-	-	-	(41)	
MSR/MSL amortization/accretion	229	-	-	-	229	
Total MTM adjustments	(354)	-	-	-	(354)	
Loss on redemption of unsecured senior notes	-	-	-	-	-	
Business segment cash flow from operations	\$256	\$369	\$13	(\$47)	\$591	\$591
State/local taxes ⁽¹⁾					-	(23)
Total working capital change ⁽²⁾					(51)	-
Total sources, net					\$540	\$568
Capex					(14)	(14)
Capitalized servicing rights - Originations/EBO					(288)	(288)
MSR purchases, MSR sales and excess spread financing					(68)	113
Net investment in MSR					(356)	(175) ⁽³⁾
Redemption of unsecured senior notes					-	-
Repurchase of common stock					(148)	-
Total uses, net					(518)	(189)
Change in cash					\$22	\$379
Change in unrestricted cash					(\$21)	

⁽¹⁾ Based on marginal tax rate of 3.2%, net of federal benefit. Actual tax payments/refunds included in total working capital changes.

⁽²⁾ Includes mortgage loans originated, sold or repurchased, net gains on mortgage loans held for sale excluding capitalized servicing rights, reverse mortgage interests, interest income on reverse mortgage loans, and HECM and participating interest activities, repayment of nonrecourse debt – legacy assets, and changes in warehouse facilities, advance facilities, advances and other receivables, other assets, payables and other liabilities, taxes, and other activities

⁽³⁾ Required investment to sustain the net MSR is based on sum of (\$232) mm forward MSR amortization, \$76 mm excess spread accretion, and (\$19) mm fair value amortization