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HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1178769 11:13:45 AM

07/09/2024
DB 7032 35

Fee:\$ 60.00

DOCUMENT DATE: 01/05/2023

PARTIES:

FIRST PARTY-PMC SFR HOLDING LLC
SECOND PARTY-SELENE FINANCE LP

RECORD & RETURN TO:
SIMPLIFILE

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DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

RECORDING REQUESTED BY:

PMC SFR Holding, LLC
 c/o Pretium Residential Credit Management, LLC
 120 S. 6th Street, Suite 2100
 Minneapolis, MN 55402
 Attention: Collateral Dept.

SPACE ABOVE THIS LINE FOR RECORDER'S
 USE

**LIMITED POWER OF
 ATTORNEY**

PMC SFR Holding, LLC, a Delaware limited liability company having an office at 810 7th Avenue, Suite 2400, New York, NY 10019 ("PMC"), hereby constitutes and appoints **Selene Finance LP** ("Selene"), and in its name, aforesaid Attorney-In-Fact, by and through any officer or employee appointed or authorized by the Board of Directors of Selene, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (6) below; provided however, that (a) the documents described below may only be executed and delivered by such Attorney-In-Fact if such documents are required for the proper servicing and/or resolution of any mortgage loan (a "Loan") or REO Property (defined below) that is serviced by Selene that is in PMC's name, and (b) all actions taken by Selene pursuant to this Limited Power of Attorney must be in accordance with Federal, State and local laws and procedures, as applicable. This Limited Power of Attorney is being issued in connection with Selene's responsibilities to service certain Loans and REO Property held in the name of PMC. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property"), and the Notes secured thereby. This appointment shall apply to the enumerated actions below, and shall permit Selene to:

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by PMC, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, file petitions for summary proceedings, evicting (to the extent allowed by federal, state or local laws), foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, instituting actions for temporary restraining orders, quiet title, injunctions, appointments of receiver, suits for waste, fraud and any and all other legal actions, in tort, contract or otherwise, necessary to

- enforce the terms of the Security Instrument and to execute such verifications in support thereof, as may be necessary or advisable in any state or federal suit, bankruptcy action, administrative hearing or other proceeding.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend PMC in litigation and to resolve any litigation where Selene has an obligation to defend PMC, including but not limited to dismissal, termination, cancellation, rescission and settlement.
 3. Transact business of any kind regarding the Loans, as PMC's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
 5. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
 6. Execute and deliver any documentation with respect to the sale, maintenance, preservation, renovation, repair, demolition or other disposition, of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: permits, remediation plans or agreements, certifications, compliance certificates, health and safety certifications, listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

PMC also grants Selene the full power and authority to correct minor ambiguities and errors in documents necessary to effect items (1) through (6) above.

Selene hereby agrees to indemnify and hold PMC, and its affiliates and each of their respective directors, officers, employees and agents harmless from and against any and all claims, liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever (including legal fees and expenses and fees and expenses incurred in connection with the enforcement of indemnification rights) incurred by reason or result of the misuse of this Limited Power of Attorney by Selene. The foregoing indemnity shall survive the termination of this Limited Power of Attorney.

It is expressly understood and agreed by Selene and any person relying on this Power of Attorney that (a) this Power of Attorney is, and any applicable agreement will be, executed and delivered by PMC, in the exercise of the powers and authority conferred and vested in it, (b) nothing herein contained shall be construed as creating any liability on PMC, to perform any covenant either expressed or implied contained herein of PMC, all such liability, if any, being expressly waived by Selene and any person relying on this power of attorney and by any person claiming by, through or under Selene or such person, and (c) PMC has made no and will make no investigation as to the accuracy or completeness of any representations and warranties made herein.

Notwithstanding anything herein to the contrary, this Power of Attorney does not, and is not intended to, and will not be construed to, grant any authority to Selene to (i) expand, increase, incur, or otherwise impose any duties, liabilities or obligations of or on PMC, or (ii) provide any guaranty, indemnity or property of PMC, for any reason whatsoever. This Limited Power of Attorney shall expire two (2) years from the date hereof, unless terminated earlier by PMC in writing.

[Signatures continued on next page]

RECEIVED FOR RECORD - WARWICK RI
06/06/2024 10:51:31A
LYNN D'ABROSCA, WARWICK CITY CLERK

Witness my hand and seal this 5th day of January, 2023.

NO CORPORATE SEAL

PMC SFR Holding, LLC

Adam Geissler

Printed Name: Adam Geissler

Title: Authorized Signatory

Witness: Thu Van Wittmann
THU VAN WITTMANN

Witness: Jason Knapp
Jason Knapp

CORPORATE ACKNOWLEDGEMENT

State of Minnesota

County of Hennepin

On this 5th day of January, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Adam Geissler, personally known to me, who being duly sworn, did depose and say that he/she/they is (are) an authorized signatory of PMC SFR Holding, LLC, and acknowledged to me that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument voluntarily for its stated purpose and that such individual(s) made such appearance before the undersigned.

WITNESS my hand and official seal.

Signature: Katherine Elizabeth Wilson
Printed name: Katherine Elizabeth Wilson
My commission expires:
January 31, 2023

