



PRESS RELEASE



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Private lender Moskowitz Capital signs on to MorWEB

June 8, 2006 — Marlborough Stirling Canada (MSC) is pleased to confirm the addition of private lender Moskowitz Capital Management Inc. to the list of available choices for mortgage brokers using the MorWEB mortgage origination system. Moskowitz Capital is an alternative first mortgage lender providing small commercial, construction, term and bridge mortgages within Ontario and Atlantic Canada.

Brian Moskowitz, President of Moskowitz Capital says: "We are looking to MorWEB as an effective tool to increase our access to the broker market. As most of our deals are unconventional, we need an origination solution that makes it easy to interact with brokers particularly with respect to managing conditions. MorWEB certainly improves our turnaround time because all of the required details can be collected and transmitted online. As a private lender, we also benefit from the ability to issue approvals and generate commitment letters that can be in the broker's hands almost instantaneously after we approve the deal."

Scott Baldwin, MorWEB's Director for Eastern Canada, says: "Moskowitz Capital is one of a number of private lenders who have discovered MorWEB's ability to increase their reach within the mortgage broker community. MorWEB not only lets them get their name out there, but also provides all of the functionality they require in order to receive and action deals while keeping accurate online records of the business they originate through brokers. This can be of particular benefit to a growing business because the amount of time and effort that goes into securing any broker sourced deal is substantially reduced, and at a very reasonable cost to the private lender."

Brian Moskowitz adds: "As a professional and reliable alternative mortgage lender, we selected MorWEB to help us execute and deliver our product through the broker channel. Dealing with Marlborough Stirling Canada on the set up has been an efficient and friendly experience. The group is highly knowledgeable and supportive. Our goal is to increase our lending volumes in residential and commercial construction, bridge loans and other short term niche lending opportunities through the MorWEB system."

"Moskowitz Capital has a unique entrepreneurial and practical approach to lending," says Dave Nichol, Director, MorWEB Sales, "and we are pleased that they have recognized the strengths of MorWEB to support their growth as they increase their presence in the broker channel. With their commitment to ethical conduct and responsiveness in combination with their straightforward commission bonus program, Moskowitz Capital is positioning themselves as an attractive option for brokers looking to place non-traditional mortgages, and we are encouraged by their support of MorWEB as a key enabler in their anticipated growth among brokers."

About Moskowitz Capital Management Inc.

Focused on integrity, Moskowitz Capital Management Inc. manages a pool of private capital that seeks alternative mortgage lending opportunities. As a lender with an entrepreneurial and practical approach to business, Moskowitz Capital provides non-traditional mortgages and loans that help owners capture lucrative opportunities that far exceed the

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cost of capital. At Moskowitz Capital brokers deal with a decision maker who is engaged and motivated to cut a deal. Moskowitz Capital provides construction, term and bridge mortgages to individuals and corporations. Its regional focus is Atlantic Canada and Ontario.

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About Marlborough Stirling Canada

Marlborough Stirling Canada (MSC) is a technology services provider to the Canadian mortgage industry. MSC offers a complete range of hosted and licensed software solutions capable of achieving seamless straight through processing of mortgage business from initial customer inquiry to final loan discharge. MSC's solutions include **MorWEB** (origination system for brokers and lender sales forces), **Omiga** (underwriting, fulfillment and funding), and **Optimus** (mortgage servicing).

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