April 24, 2013

Earnings Presentation
First Quarter 2013

Flagstar® Bancorp

This presentation contains "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, as amended. Forward-looking statements, by their nature, involve estimates, projections, goals, forecasts, assumptions, risks and uncertainties that could cause actual results or outcomes to differ materially from those expressed in a forward-looking statement. Examples of forward-looking statements include statements regarding our expectations, beliefs, plans, goals, objectives and future financial or other performance. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates" and variations of such words and similar expressions are intended to identify such forward-looking statements. Any forward-looking statement speaks only as of the date on which it is made. Except to fulfill our obligations under the U.S. securities laws, we undertake no obligation to update any such statement to reflect events or circumstances after the date on which it is made.

There are a number of important factors that could cause future results to differ materially from historical performance and these forward-looking statements. Factors that might cause such a difference include:

1. Volatile interest rates that impact, amongst other things, (i) the mortgage business, (ii) our ability to originate loans and sell assets at a profit, (iii) prepayment speeds and (iv) our cost of funds, could adversely affect earnings, and our ability to pay dividends to stockholders;

2. Competitive factors for mortgage loan originations could negatively impact gain on loan sale margins;

3. Competition from banking and non-banking companies for deposits and loans can affect our earnings, gain on sale margins and market share;

4. Changes in the regulation of financial services companies and government-sponsored housing enterprises, and in particular, declines in the liquidity of the residential mortgage loan secondary market, could adversely affect our business;

5. Changes in regulatory capital requirements or an inability to achieve or maintain desired capital ratios could adversely affect our earnings opportunities and our ability to originate certain types of loans, as well as our ability to sell certain types of assets for fair market value;

6. General business and economic conditions, including unemployment rates, movements in interest rates, the slope of the yield curve, any increase in mortgage fraud and other related criminal activity and the further decline of asset values in certain geographic markets, may significantly affect our business activities, loan losses, reserves, earnings and business prospects;

7. Repurchases and indemnity demands by mortgage loan purchasers, guarantors and insurers, uncertainty related to foreclosure procedures, and the outcome of current and future legal or regulatory proceedings could result in unforeseen consequences and adversely affect our business activities and earnings;

8. The Dodd-Frank Wall Street Reform and Consumer Protection Act has resulted in the elimination of the Office of Thrift Supervision (the "OTS"), tightening of capital standards, and the creation of a new Consumer Financial Protection Bureau and has resulted, or will result, in new laws and regulations, such as the emerging mortgage servicing standards, that are expected to increase our costs of operations. In addition, the change to the Board of Governors of the Federal Reserve System (the "Federal Reserve") as our primary federal regulator and to the Office of the Comptroller of the Currency (the "OCC") as Flagstar Bank, FSB's (the "Bank") primary federal regulator may result in interpretations affecting our operations different than those of the OTS;

9. Both the volume and the nature of consumer actions and other forms of litigation against financial institutions have increased and to the extent that such actions are brought against us or threatened, the cost of defending such suits as well as potential exposure could increase our costs of operations;

10. Our compliance with the terms and conditions of the agreement with the U.S. Department of Justice, the impact of performance and enforcement of commitments under, and provisions contained in the agreement, and our accuracy and ability to estimate the financial impact of that agreement, including the fair value of the future payments required, could accelerate our litigation settlement expenses relating thereto;

11. Our, or the Bank's, failure to comply with the terms and conditions of the Supervisory Agreement with the Federal Reserve or the Consent Order with the OCC, respectively, could result in further enforcement actions against us, which could negatively affect our results of operations and financial condition; and

12. The downgrade of the long-term credit rating of the U.S. by one or more ratings agencies could materially affect global and domestic financial markets and economic conditions, which may affect our business activities, financial condition, and liquidity.

Please also refer to Item 1A to Part I of our Annual Report on Form 10-K for further information on these and other factors affecting us. All of the above factors are difficult to predict, contain uncertainties that may materially affect actual results, and may be beyond our control. New factors emerge from time to time, and it is not possible for our management to predict all such factors or to assess the effect of each such factor on our business.

Although we believe that these forward-looking statements are based on reasonable, estimates and assumptions, they are not guarantees of future performance and are subject to known and unknown risks, uncertainties, contingencies and other factors. Accordingly, we cannot give you any assurance that our expectations will in fact occur or that actual results will not differ materially from those expressed or implied by such forward-looking statements. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by us or any other person that the results or conditions described in such statements or our objectives and plans will be achieved.

($ in millions, except per share data)

	Q1 2013	Q4 2012	Q1 2012
Net Interest Income	$55.7	$73.9	$74.7
Provision	$20.4	$50.4	$114.7
Gain on Loan Sale	$137.5	$239.0	$204.9
Net Servicing Revenue (1)	$20.4	$25.0	$32.9
Net Income (Loss) Applicable to Common Shareholders	**$22.2**	**($94.2)**	**($8.7)**
Diluted Earnings / (Loss) per Share	$0.33	($1.75)	($0.22)
Total Assets	$13,094.2	$14,082.0	$14,042.3
Total Stockholders' Equity	$1,184.0	$1,159.4	$1,087.4
Book Value per Common Share	**$16.46**	**$16.12**	**$14.92**
NPLs / Gross Loans HFI	7.79%	7.35%	6.11%
NPAs / Total Assets (Bank)	**3.70%**	**3.70%**	**3.67%**
ALLL / NPLs	**78.5%**	**76.3%**	**69.1%**
ALLL / Gross Loans HFI	6.11%	5.61%	4.22%
NPAs / Tier 1 Capital + Allowance for Loan Losses (2)	30.1%	32.5%	34.6%
NPAs/ Loans HFI and Repossessed Assets	9.96%	9.36%	7.61%
Tier 1 Leverage to Adjusted Assets Ratio	**10.14%**	**9.26%**	**8.64%**
Total Risk Based Capital Ratio	22.53%	17.18%	16.06%
Total Equity / Total Assets	9.04%	8.23%	7.74%

(1) Net servicing revenue includes net loan administration income and net gain (loss) on trading securities.
(2) See Non-GAAP reconciliation.

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Highlights (as compared to Q4 2012)

- Financial performance:
  - Net income applicable to common stockholders of $22.2 million, or $0.33 per diluted share.
  - Return on average assets of 0.65% and return on average equity of 7.55%.
  - Decrease in legal and professional expense of $184.6 million.
  - Decrease in total credit-related costs of $43.2 million
  - Decrease in gain on loan sales of $101.4 million.
    - Gross mortgage rate lock commitments decreased to $12.1 billion, as compared to $16.2 billion.
    - Gain on loan sale margin (based on loan sales) decreased to 1.07 percent, as compared to 1.53 percent for the fourth quarter 2012.
  - Decrease in net interest income of $18.3 million.
- Strengthened capital and liquidity, improved mix of deposits:
  - Tier 1 leverage ratio increased by 88 basis points to 10.14 percent.
  - Cash on hand and interest-earning deposits increased by $1.3 billion to $2.2 billion.
  - Completed bulk sales of mortgage servicing rights related to $10.7 billion in underlying mortgage loans.
  - Consistent with emphasis on growing retail core deposits in Michigan, experienced a 2.3 percent increase in the average balance of demand deposits (12.1 percent increase as compared to first quarter 2012) and a 22.5 percent increase in the average balance of savings deposits (43.9 percent increase as compared to first quarter 2012).
- Improved credit quality:
  - Total non-performing loans decreased by 7.6 percent to $369.3 million.
  - Net charge-offs decreased by 29.7 percent to $35.4 million.
  - Ratio of allowance for loan losses to non-performing loans increased to 78.5 percent.
  - Net charge-offs of loan repurchases decreased by 24.8 percent to $31.2 million.
  - Total repurchase pipeline decreased by 16.6 percent to $187.0 million.

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($ in millions, except per share data)

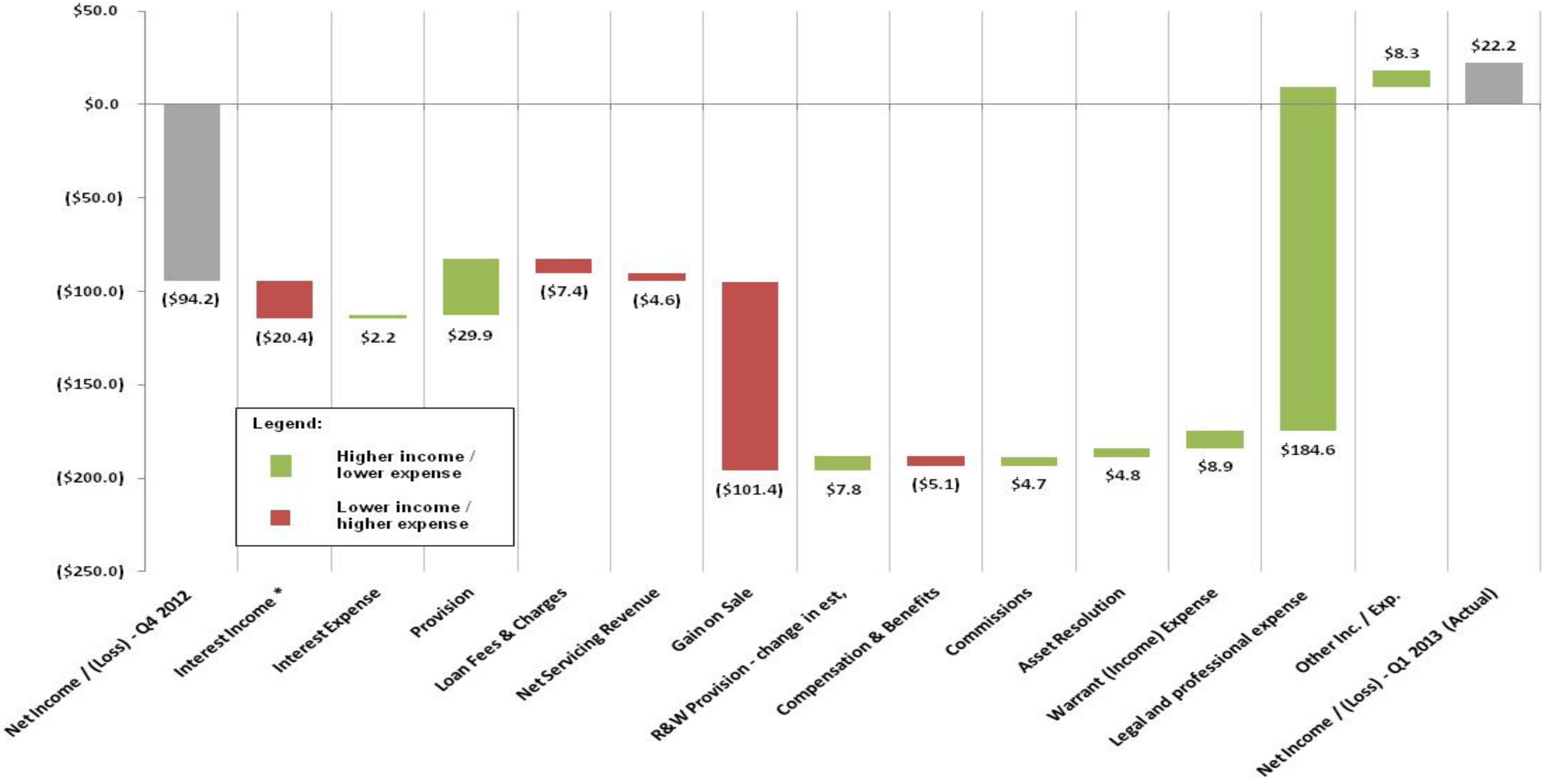
	Q1 2013	Q4 2012	Q1 2012
Net interest income	$55.7	$73.9	$74.7
Provision for loan losses	20.4	50.4	114.7
Net interest income (expense) after provision for loan losses	35.3	23.6	(39.9)
Non-interest income	184.9	285.8	221.4
Non-Interest expense	196.6	398.0	188.7
Income (loss) before federal income taxes	23.6	(88.6)	(7.3)
Provision for federal income taxes	-	4.2	-
Net income (loss)	23.6	(92.8)	(7.3)
Preferred stock dividend/accretion (1)	(1.4)	(1.4)	(1.4)
Net income (loss) applicable to common stockholders	**$22.2**	**($94.2)**	**($8.7)**
Diluted Earnings (loss) per Share (2)	$0.33	($1.75)	($0.22)

(1) The preferred stock dividend/accretion represents only the accretion. On January 27, 2012, the Company elected to defer payment of dividends and interest on the preferred stock.
(2) Restated for a one-for-ten reverse stock split announced September 27, 2012 and began trading on October 11, 2012.

Totals may not foot due to rounding

Q4 2012 to Q1 2013 Income Bridge

($ in millions)

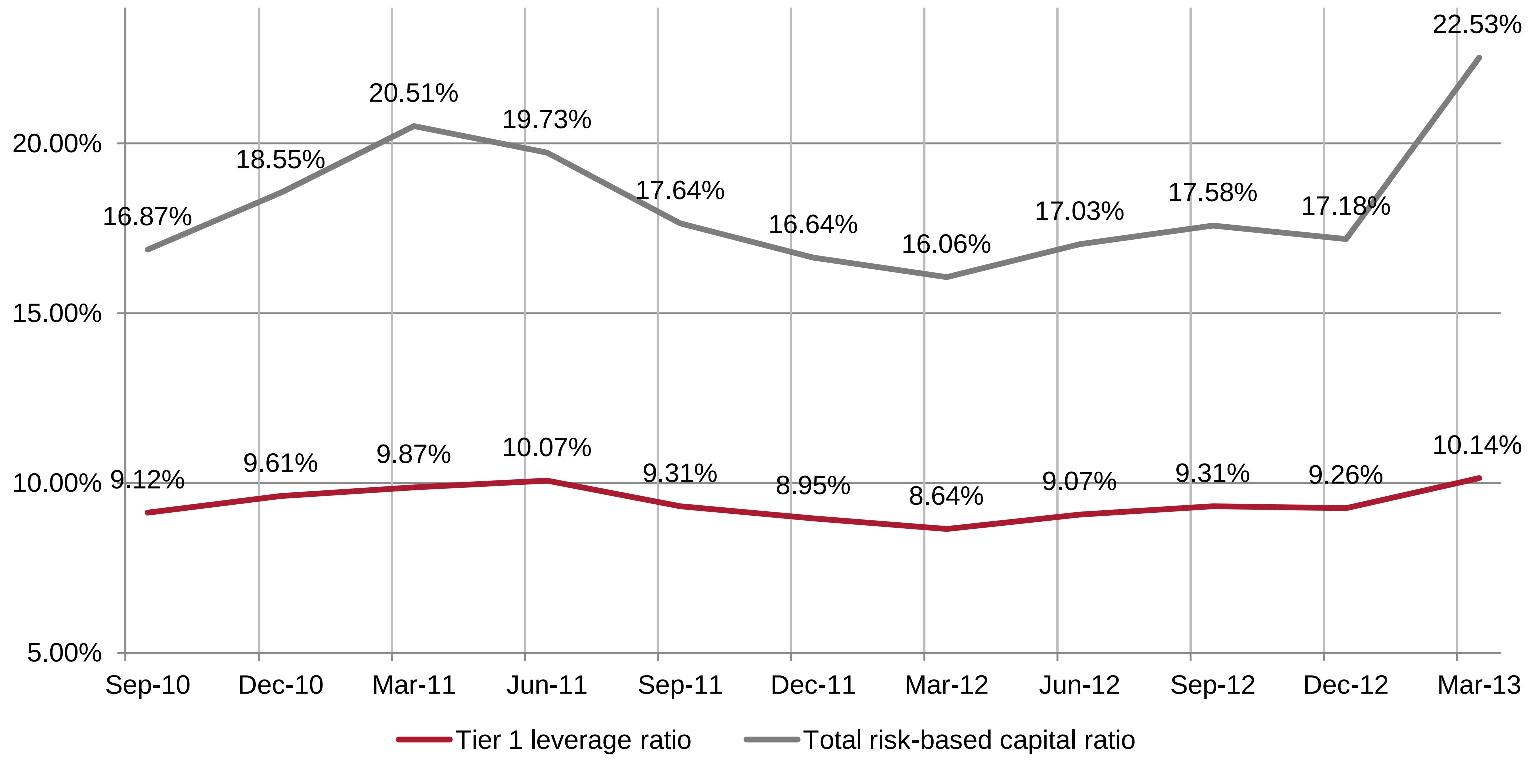


Select Balance Sheet Items

($ in millions)	March 31, 2013	December 31, 2012	March 31, 2012
Total assets	**$13,094.2**	**$14,082.0**	**$14,042.3**
Cash and interest earning deposits	$2,230.7	$952.8	$757.9
Residential first mortgage loans	2,991.4	3,009.2	3,304.9
Second mortgage loans	112.4	114.9	132.5
Commercial real estate loans	562.9	640.3	1,157.9
Warehouse loans	750.8	1,347.7	1,104.2
Consumer lending (including HELOC and other)	212.3	229.1	271.3
Other commercial loans	113.5	96.9	688.7
Investment loan portfolio	$4,743.3	$5,438.1	$6,659.5
Mortgage Loans held for sale	$2,608.6	$3,012.0	$2,492.9
Commercial Loans held for sale	68.7	927.7	-
Loans repurchased with government guarantees	1,604.9	1,841.3	2,003.0
Securities classified as trading	170.1	170.1	307.4
Securities classified as available for sale	169.8	184.4	448.1
Mortgage servicing rights	727.2	710.8	596.8

Totals may not foot due to rounding

-- Regulatory capital ratios increased from the prior quarter, driven by a decrease in higher risk-weighted commercial loans and an increase in capital resulting from profitable operations during the quarter.



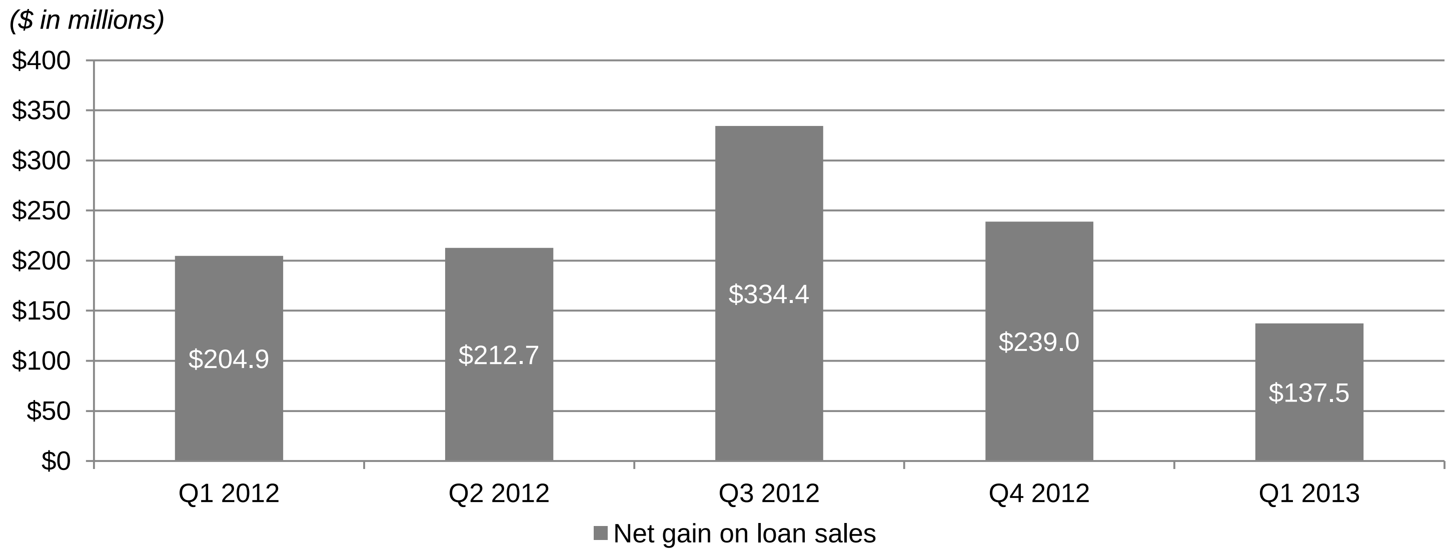
-- Non-interest expense decreased from the prior quarter, driven primarily by a $184.6 million decline in legal and professional expense related to the previously announced reserve increases for pending and threatened litigation, which incurred during the fourth quarter 2012.

$ in millions	Q1 2013	Q4 2012	Q3 2012	Q2 2012	Q1 2012
Compensation and benefits	$77.2	$72.1	$67.4	$65.4	$66.0
Commissions	17.5	22.2	19.9	17.8	15.5
Occupancy and equipment	19.4	19.2	18.8	18.7	17.0
Loan processing expense	17.1	18.6	15.7	11.1	10.7
Legal and professional expense	28.8	213.4	57.2	13.1	16.8
Other (1)	20.1	31.2	42.0	22.5	26.0
Total	**$180.1**	**$376.7**	**$221.0**	**$148.6**	**$152.0**

(1) Includes FDIC assessment, advertising, communication, other taxes and general and administrative.

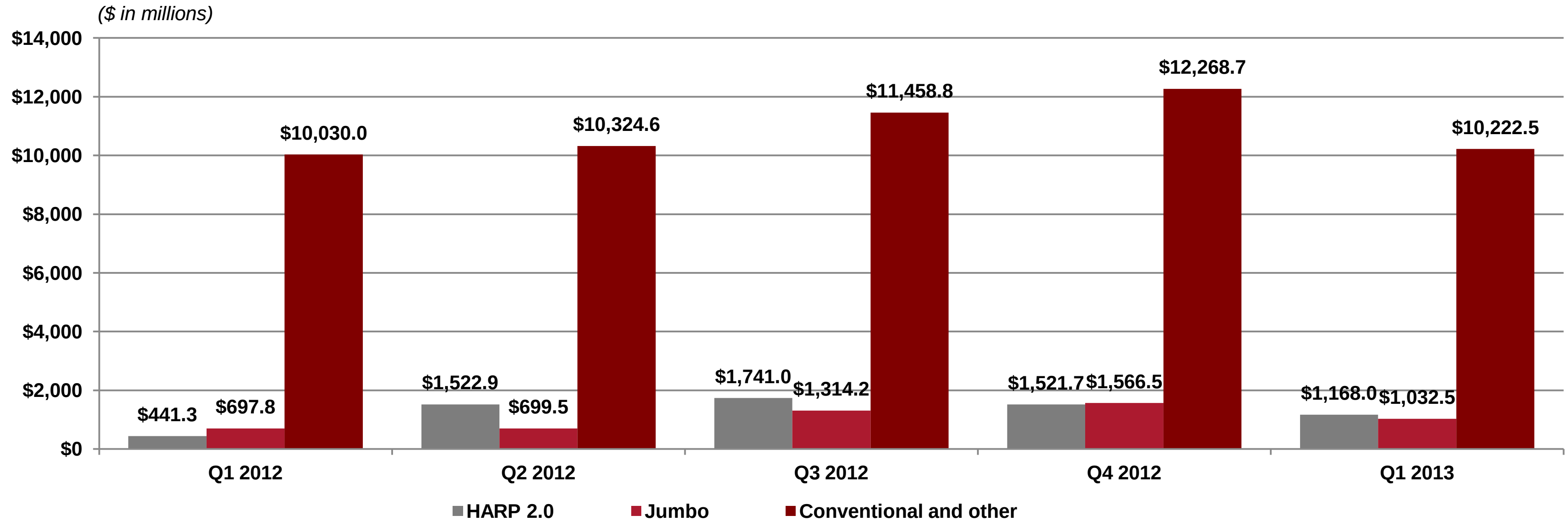
Note: Excludes asset resolution expense.

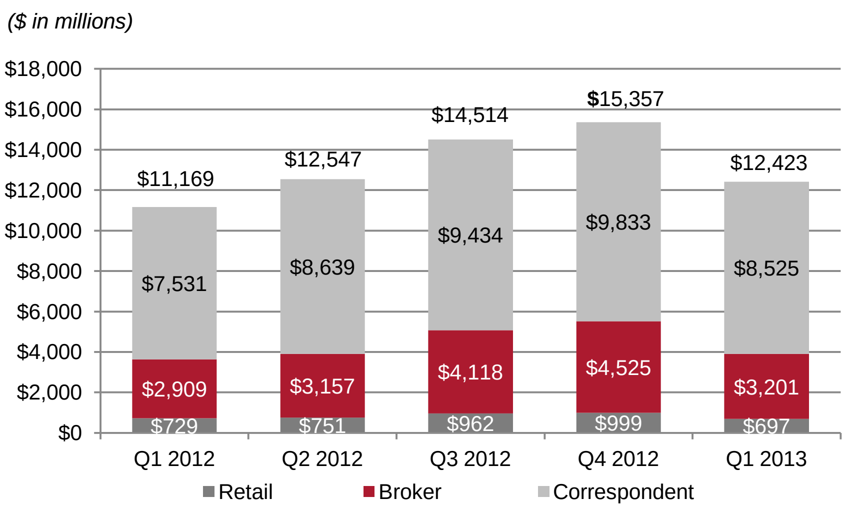
-- Net gain on loan sales decreased from the prior quarter, equally attributable to a decrease in the volume of mortgage rate lock commitments and a lower gain on sale margin.

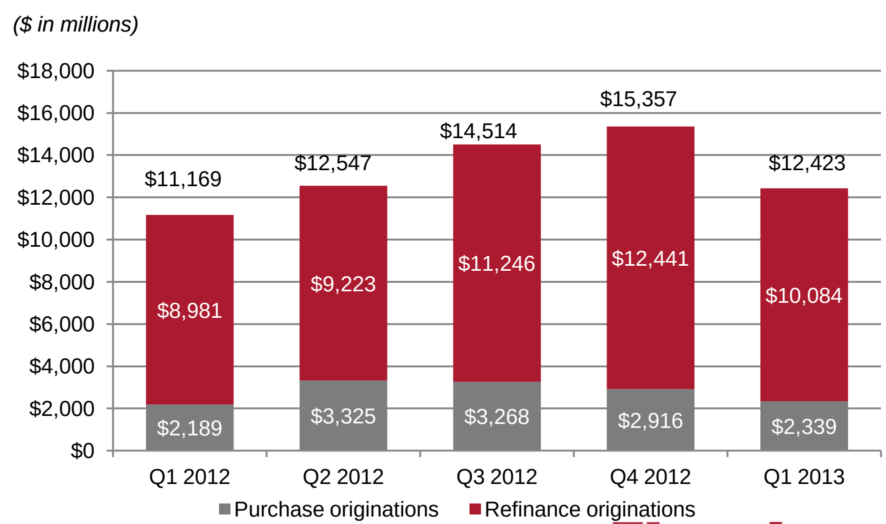


	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013
Fallout Adjusted Mortgage Locks (billions)	$10.7	$13.3	$14.0	$12.6	$9.8
Net Margin (fallout adjusted)	1.91%	1.59%	2.39%	1.90%	1.40%
Loans sales and securitizations	$10.8	$12.8	$13.9	$15.6	$12.8
Net Margin (loan sales)	1.89%	1.66%	2.42%	1.53%	1.07%
Gross Mortgage Locks (billions)	$14.9	$17.5	$18.1	$16.2	$12.1
Mortgage Originations (billions)	$11.2	$12.5	$14.5	$15.4	$12.4

Residential First Mortgage Origination Breakout







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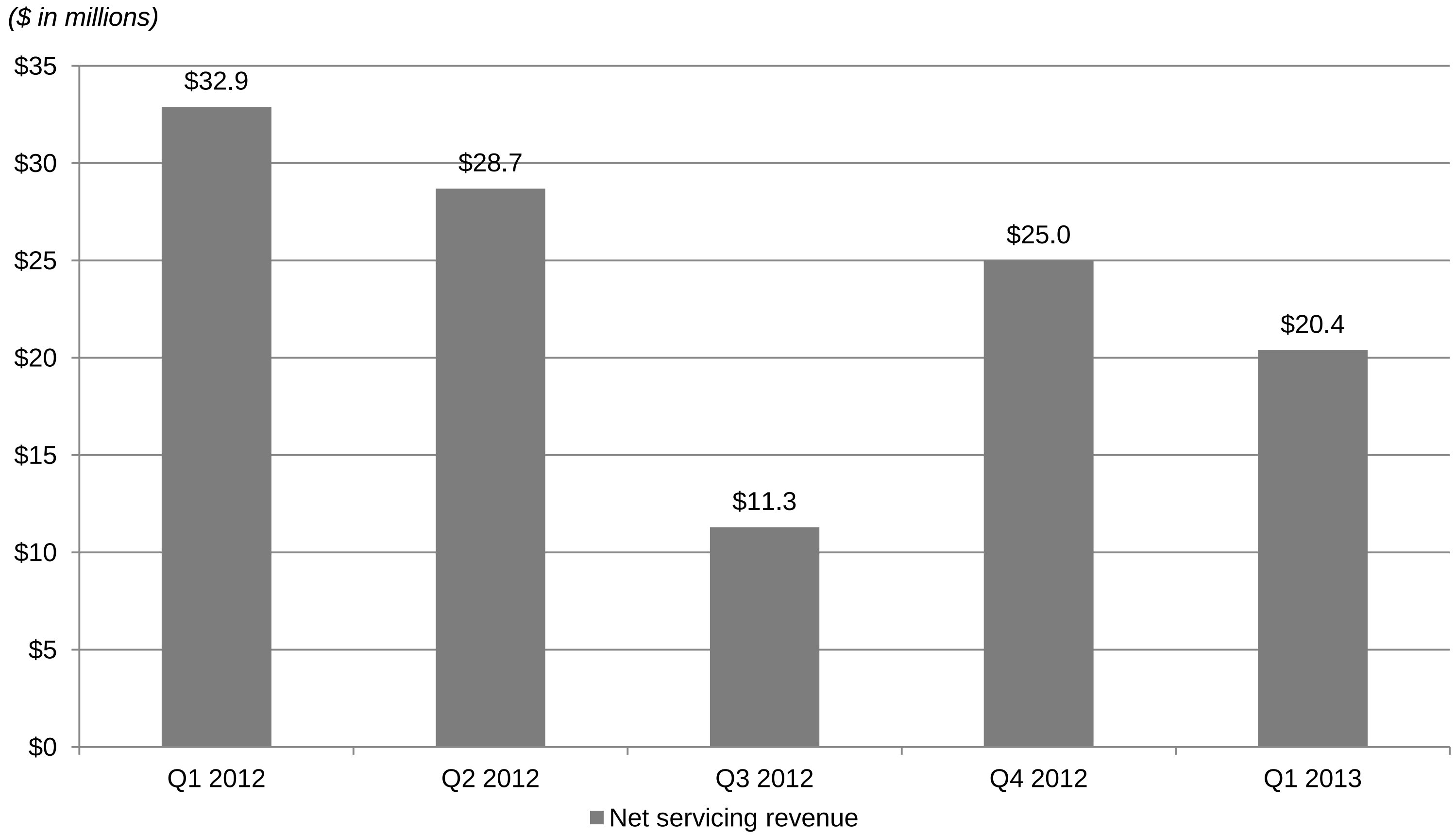
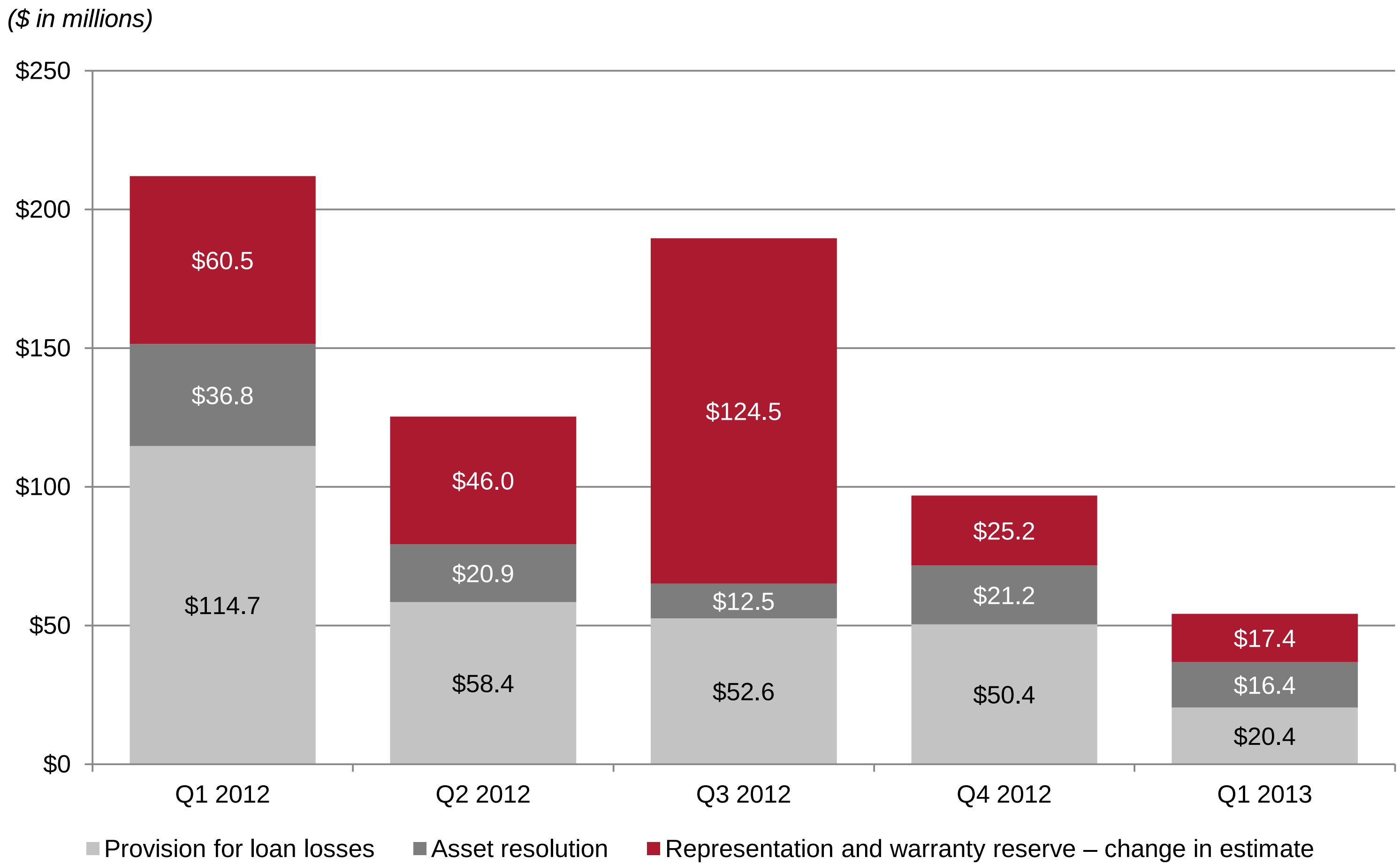
-- Net servicing revenue, which is income arising from mortgage servicing rights plus hedges, continues to be positive.



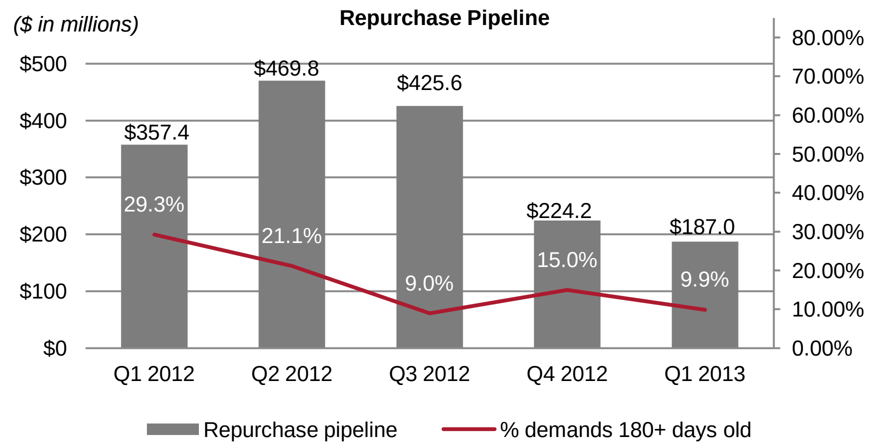
Note: Net servicing revenue includes net loan administration income and net gain (loss) on trading securities.

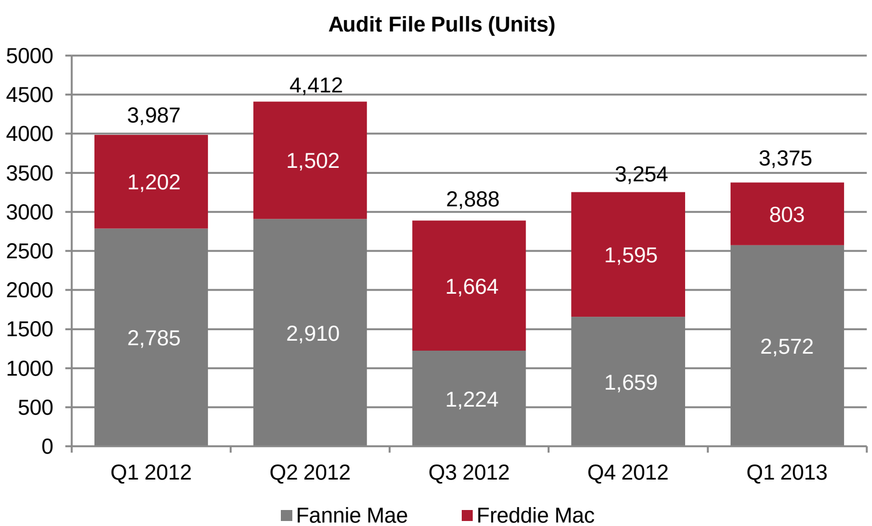
-- Credit-related costs declined from the prior quarter, driven primarily by an improvement in the residential first mortgage portfolio and lower expenses related to the representation and warranty reserve.

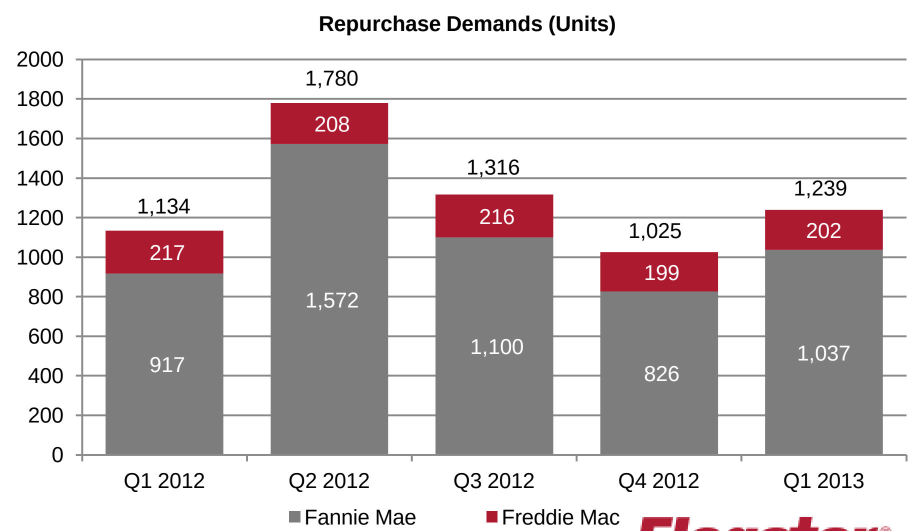


Representation and Warranty Reserve

($ in millions)	1Q12	2Q12	3Q12	4Q12	1Q13
Beginning balance	$120.0	$142.0	$161.0	$202.0	$193.0
Additions	$65.6	$51.7	$130.9	$32.5	$23.2
Net charge-offs	($43.6)	($32.7)	($89.9)	($41.5)	($31.2)
Ending Balance	**$142.0**	**$161.0**	**$202.0**	**$193.0**	**$185.0**

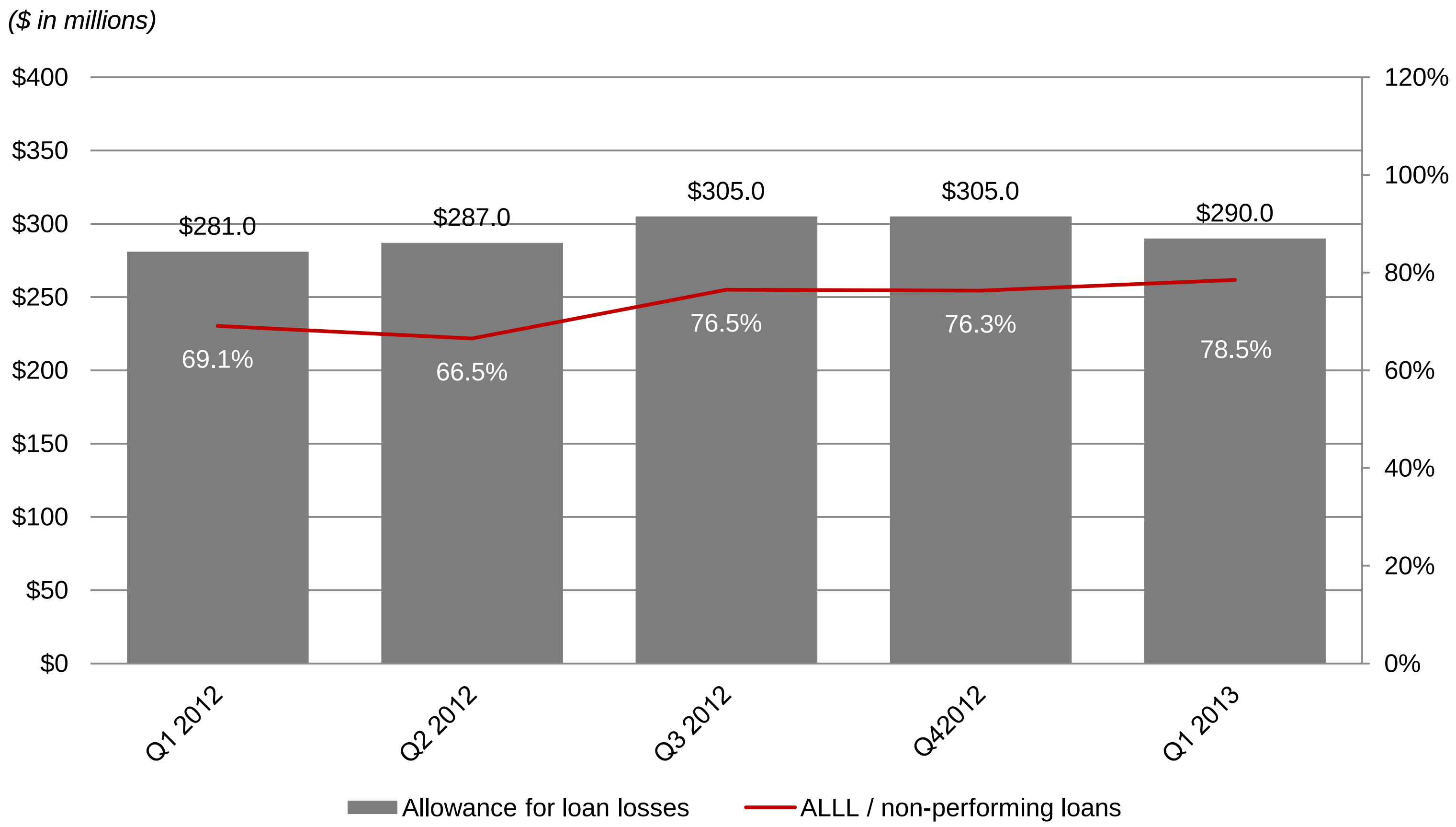






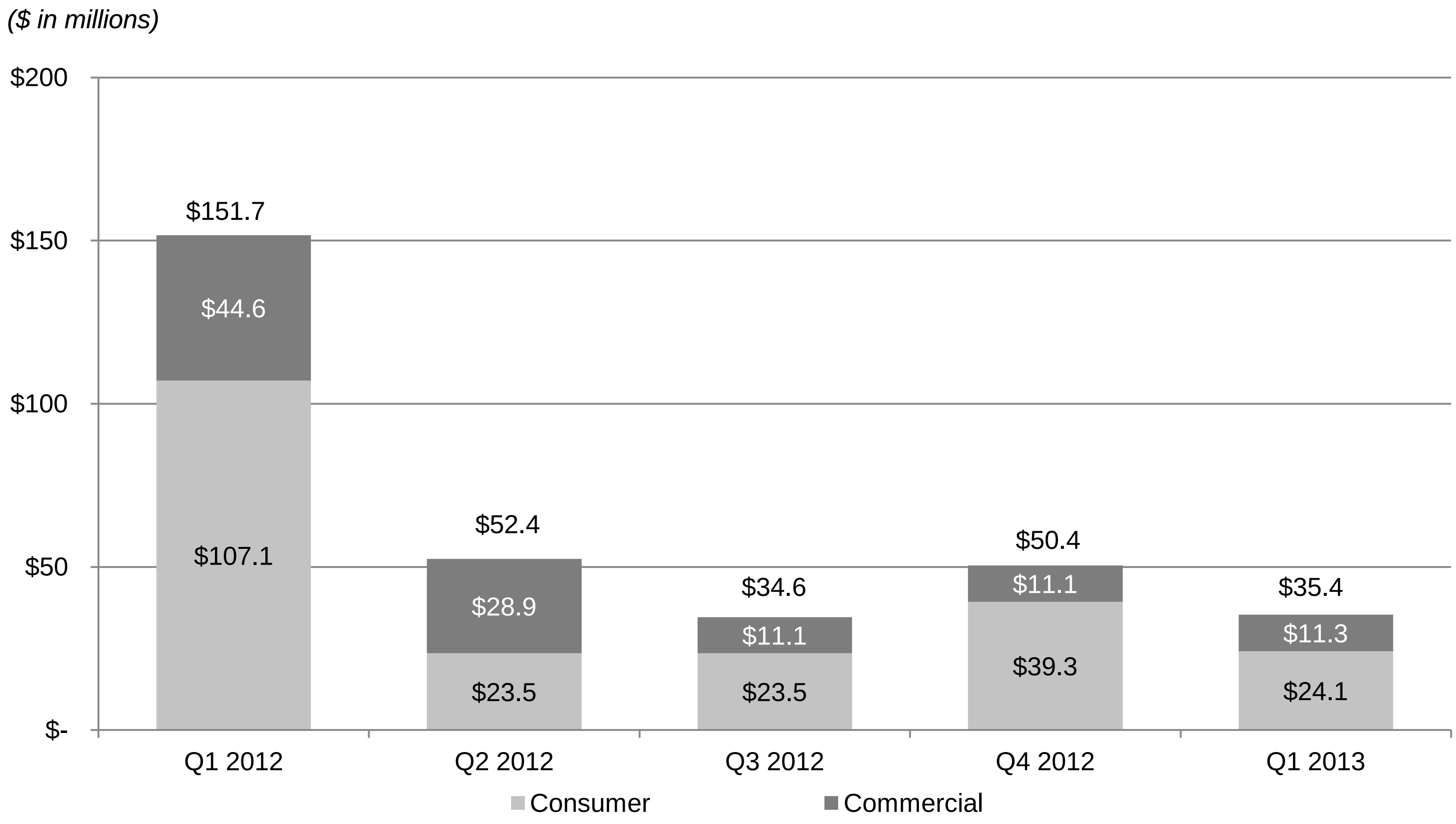
Totals may not foot due to rounding

-- Allowance for loan losses decreased from the prior quarter, driven by a release of reserves associated with the commercial loan sales, and a decrease in the consumer reserves driven by portfolio run-off and lower loss rates.



Net Charge-offs

-- Net charge-offs decreased overall, driven by a significant decrease in residential first mortgage net charge-offs.



Note: Consumer loans include: residential first mortgage, second mortgage, warehouse lending, HELOC, and other consumer loans. Commercial loans include: commercial real estate, commercial and industrial , and commercial lease financing loans.

-- Total non-performing loans decreased by 7.6% from the prior quarter, and the ratio of allowance for loan losses to non-performing loans improved to 78.5%.

$ in millions

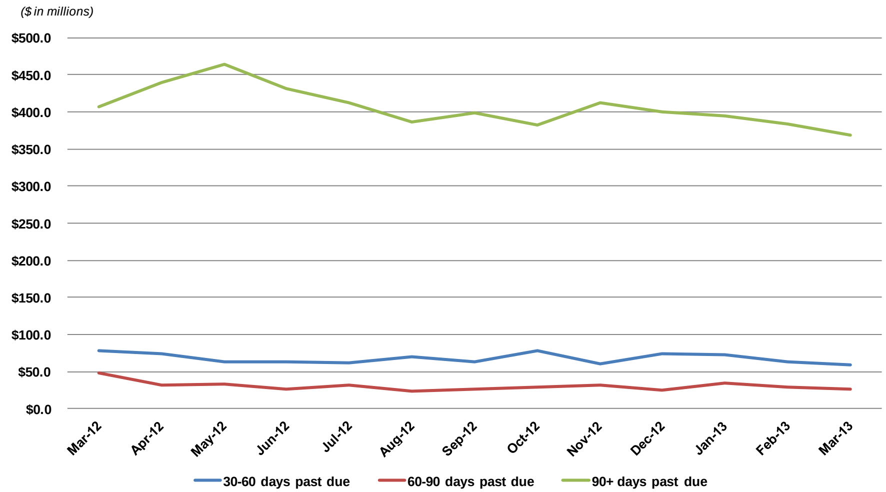
	Q1 2013	Q4 2012	Q1 2012
Consumer (1)	$58.4	$66.7	$67.7
Commercial (1)	$1.5	$7.0	$11.1
Total 30 - 59 Days Past Due	$59.8	$73.7	$78.8
Consumer (1)	$20.5	$18.6	$39.1
Commercial (1)	$6.4	$7.0	$8.8
Total 60 - 89 Days Past Due	$26.9	$25.6	$47.9
Consumer (1)	$303.2	$313.4	$314.2
Commercial (1)	$66.1	$86.4	$92.4
Total Greater than 90 days Past Due	$369.3	$399.8	$406.6
Non-performing Assets	$483.7	$520.6	$515.3
To Total Assets (Bank only)	3.70%	3.70%	3.67%
Provision for Loan Losses	$20.4	$50.4	$114.7
Charge-offs, Net of Recoveries	$35.4	$50.4	$151.7
Allowance for Loan Losses	$290.0	$305.0	$281.0
To Loans Held for Investment	6.11%	5.61%	4.22%
To Non-performing Loans	78.5%	76.3%	69.1%
Real Estate Owned	$114.4	$120.7	$108.7

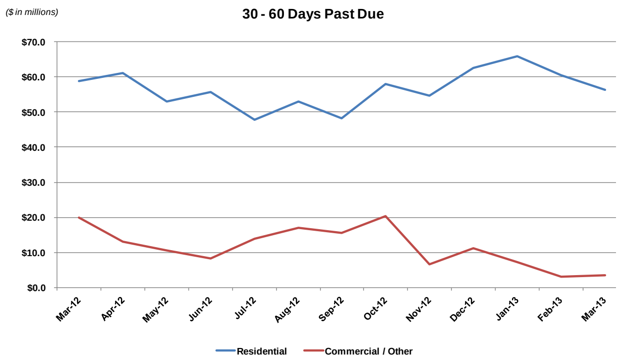
(1) Consumer loans include: residential first mortgage, second mortgage, warehouse lending, HELOC, and other consumer loans. Commercial loans include: commercial real estate, commercial and industrial, and commercial lease financing loans

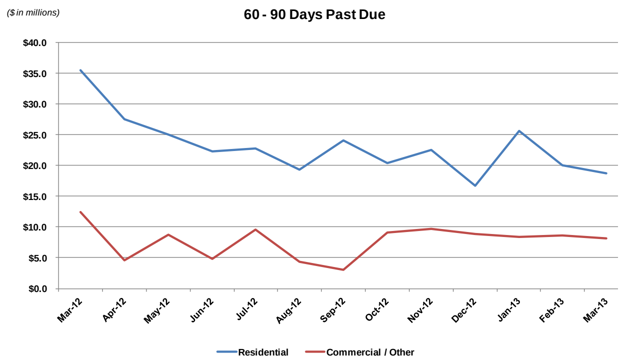
Totals may not foot due to rounding

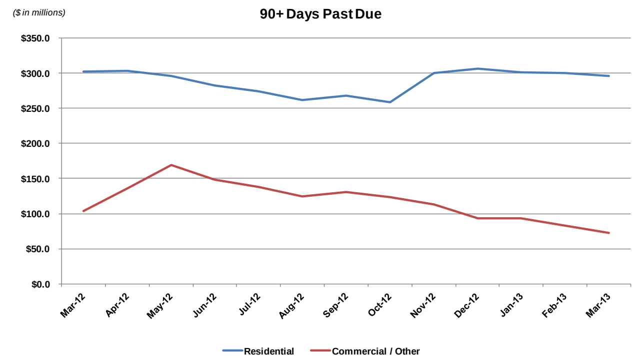
HFI Delinquent Loan Trends

-- The level of both 90+ days past due and 30 – 60 day past due loans decreased from the prior quarter.





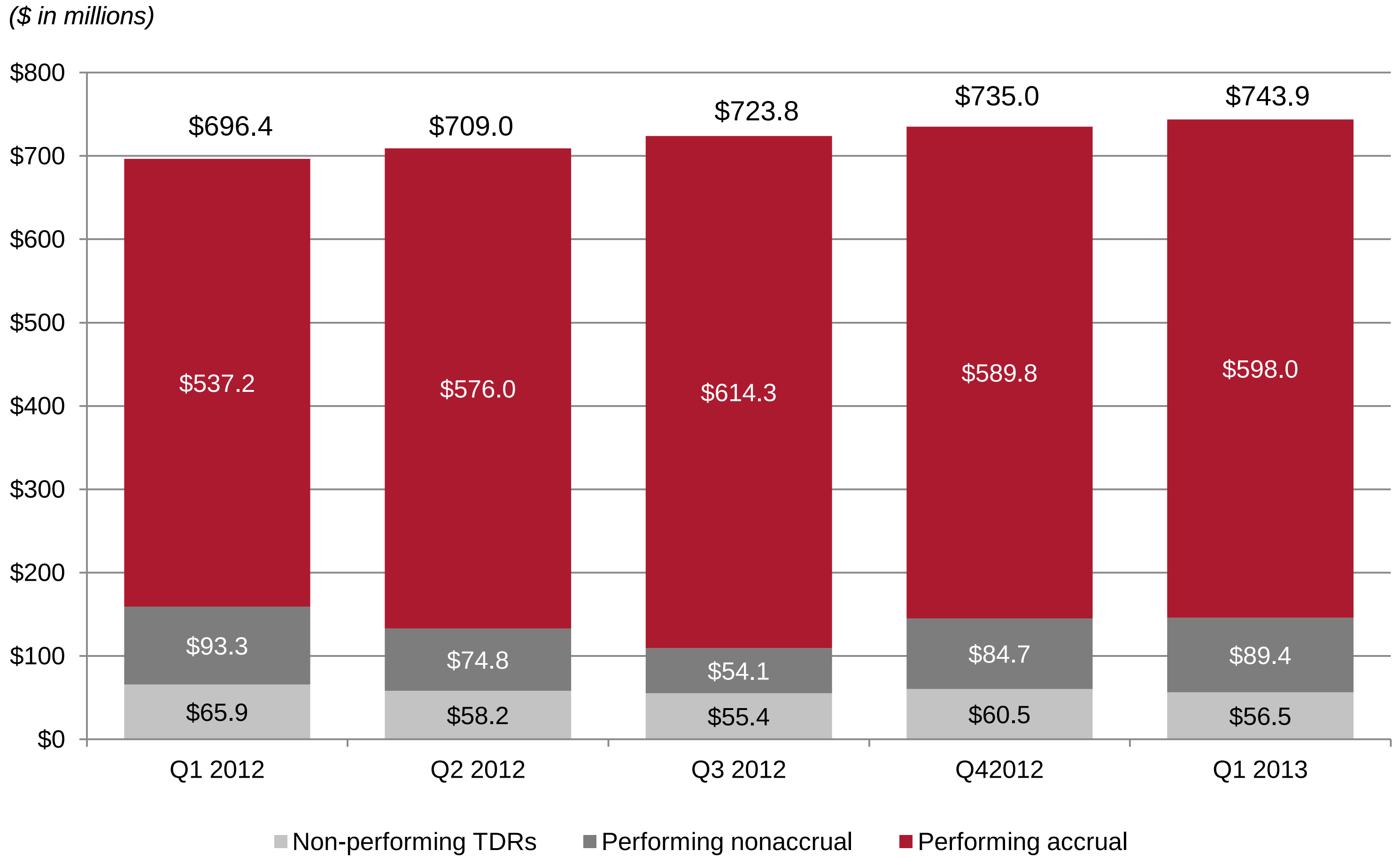




Note: Consumer loans include: residential first mortgage, second mortgage, warehouse lending, HELOC, and other consumer loans. Commercial loans include: commercial real estate, commercial and industrial, and commercial lease financing loans.

Troubled Debt Restructurings (TDRs)

-- TDRs increased slightly from the prior quarter, given the continued emphasis on helping consumers stay in their homes.



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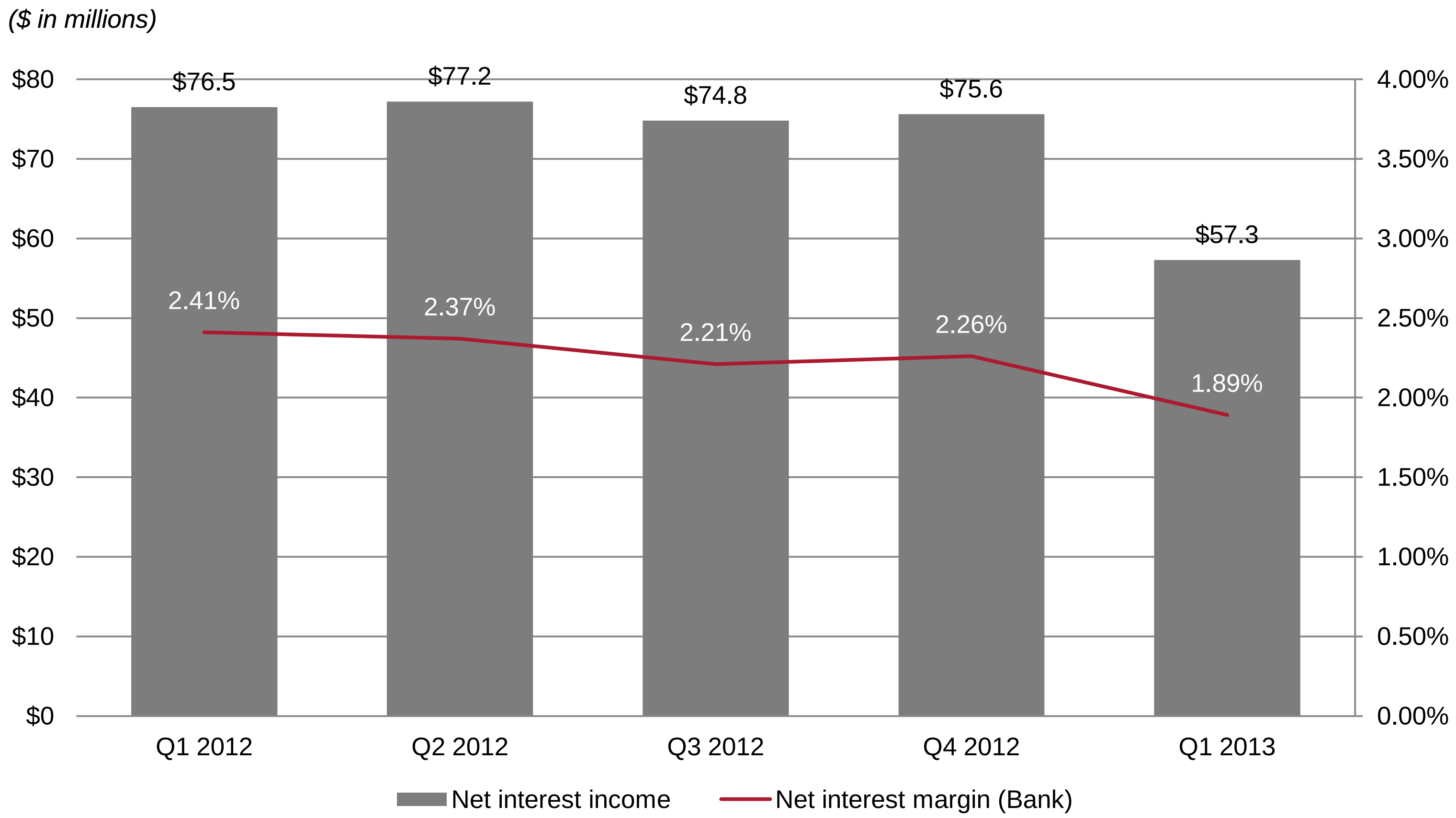
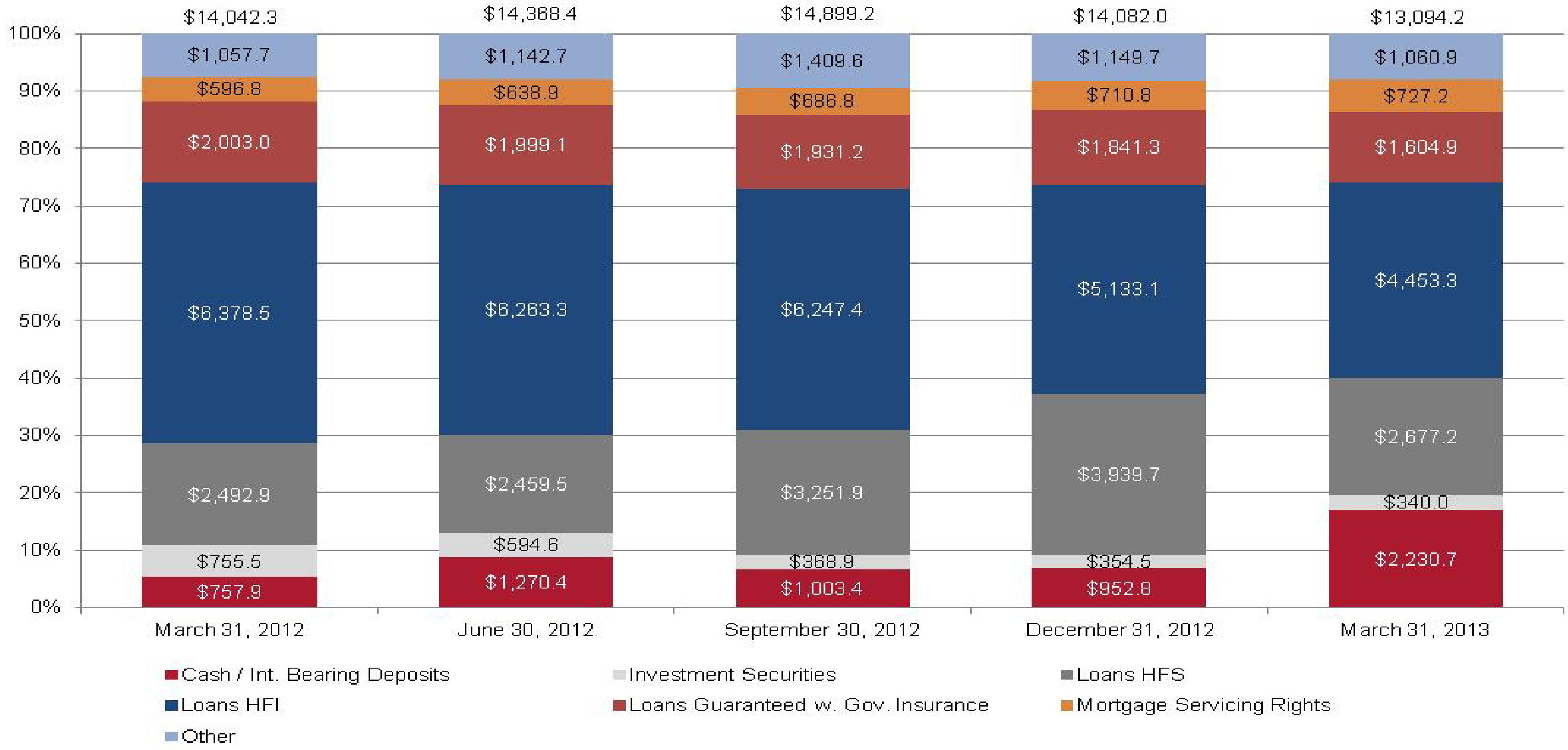
-- Net interest margin decreased from the prior quarter as a result of the sales of commercial loans completed during the quarter and a decline in residential first mortgage loans held-for-sale and warehouse loans, combined with a relatively flat level of interest-bearing liabilities from the prior quarter.

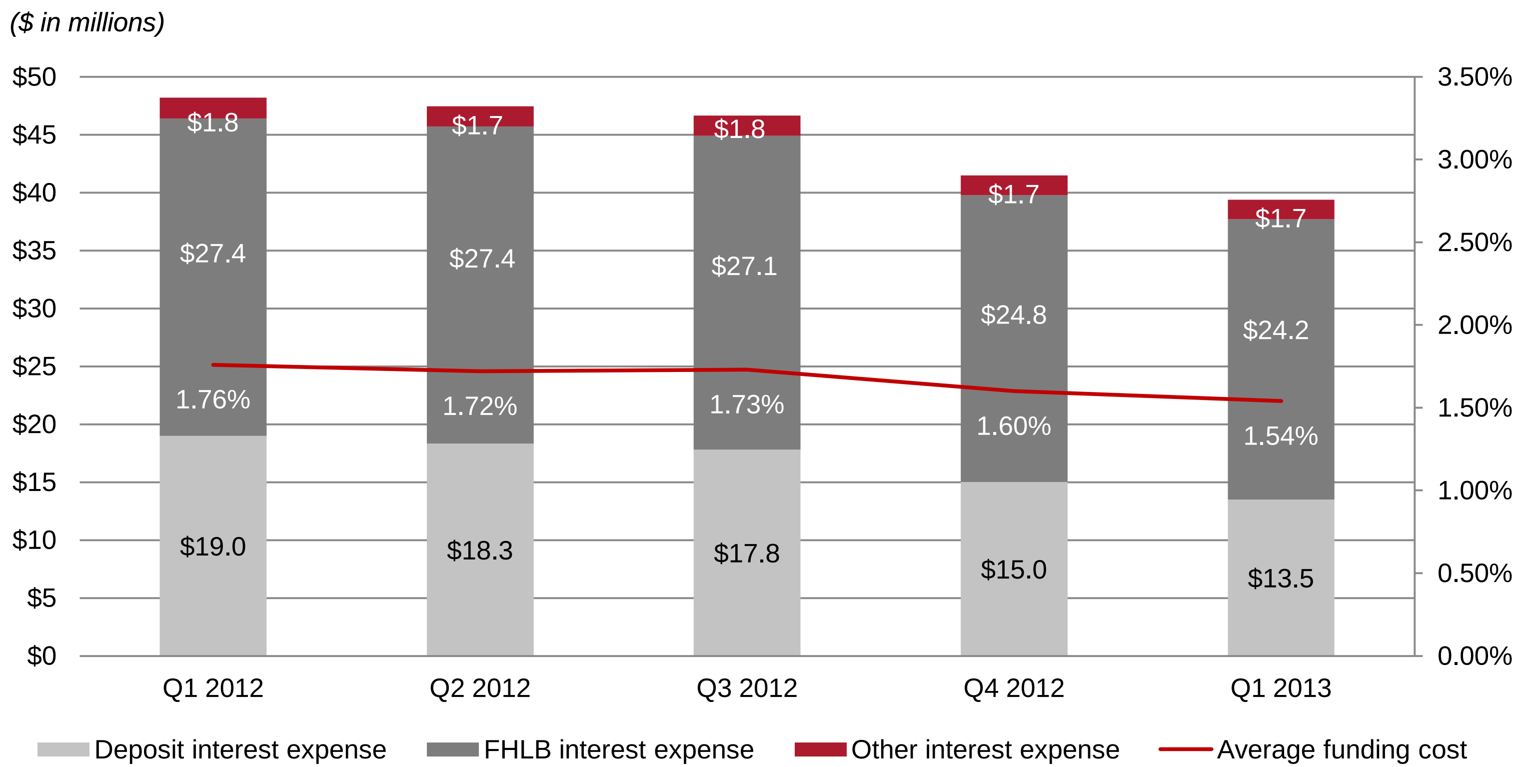


-- Total assets decreased by $1.0 billion from the prior quarter, driven primarily by decreases in commercial loans held-for-sale, mortgage loans held-for-sale and warehouse loans, partially offset by an increase in cash and interest-earnings deposits.

($ in millions)



-- Average cost of funds improved by 6 basis points from the prior quarter, driven by a decrease in the balance and average rate paid on retail certificates of deposits, as longer-term maturities paid off and were replaced with lower-cost core deposits.



-- Total deposits decreased from the prior quarter, driven by a decrease in company-controlled custodial deposits and retail certificates of deposits, which were replaced with core deposits.

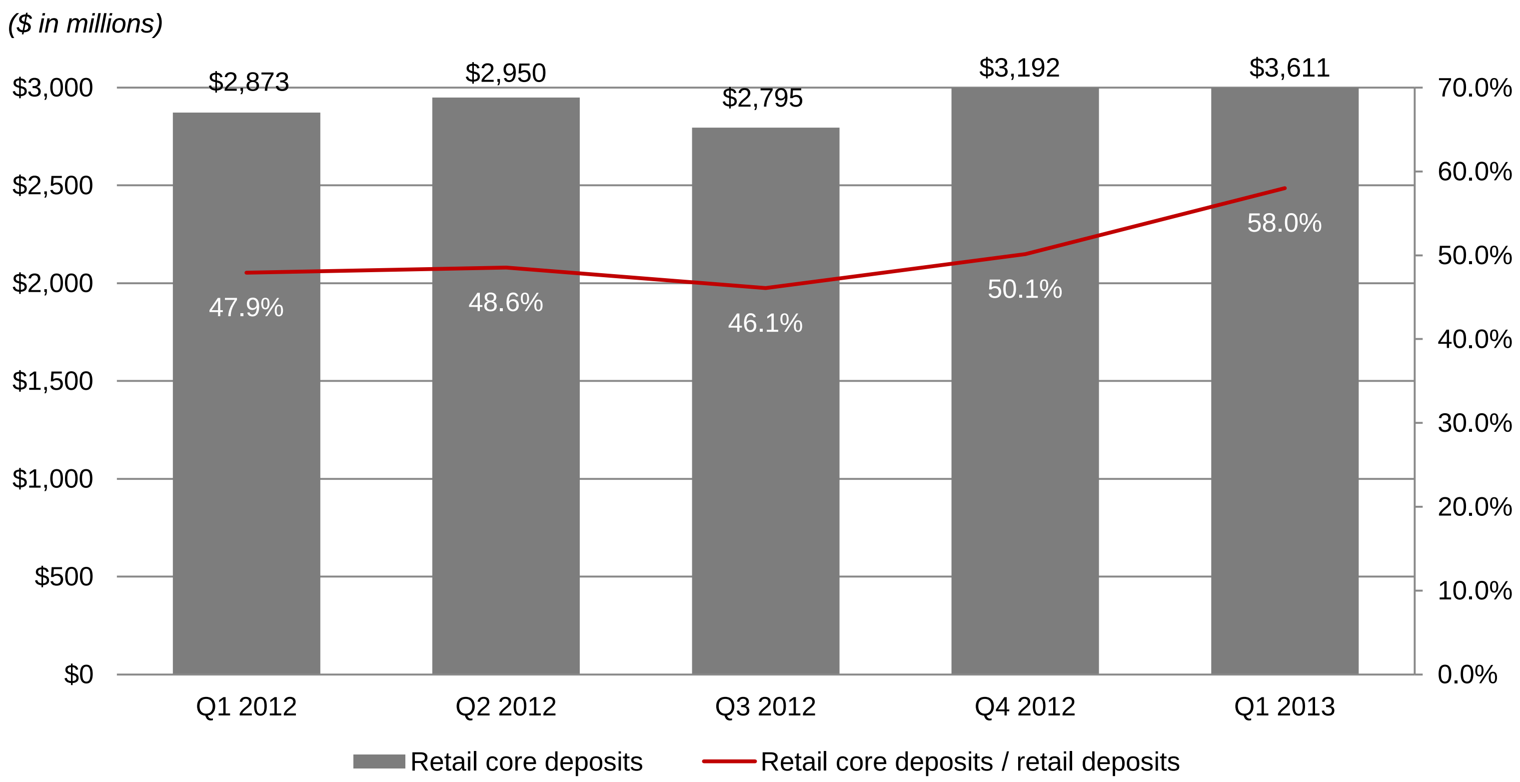
($ in millions)	**March 31, 2013**		**December 31, 2012**		**March 31, 2012**	
	Balance	Rate	Balance	Rate	Balance	Rate
Retail Deposits:						
Demand deposits	$ 728	0.13%	$ 682	0.16%	$ 648	0.17%
Savings deposits	2,513	0.78%	2,108	0.72%	1,757	0.79%
Money market deposits	370	0.29%	402	0.41%	468	0.47%
Certificates of deposit [(1)]	2,613	0.89%	3,175	0.93%	3,120	1.29%
Total retail deposits	6,224	0.72%	6,367	0.74%	5,993	0.96%
Core retail deposits / retail deposits	**58.02%**		**50.13%**		**47.94%**	
Government Banking Deposits:						
Demand deposits	103	0.37%	99	0.38%	93	0.41%
Savings deposits	213	0.29%	264	0.53%	312	0.56%
Certificates of deposit	459	0.53%	456	0.57%	375	0.63%
Total government banking deposits	775	0.44%	819	0.53%	780	0.57%
Company controlled deposits	774	0.00%	1,008	0.00%	1,480	0.00%
Wholesale deposits	74	4.80%	99	4.41%	346	3.49%
Total deposits	$ 7,847	0.66%	$ 8,294	0.68%	$8,599	0.86%
Number of banking branches	111		111		113	

(1) Approximately $678 million of retail CDs represent government deposit relationships that have been exchanged for retail CDs as part of our participation in the CDARs program.

Note: Represents the ending balance and rate for period noted. Retail core deposits include demand, savings and money market accounts.

Totals may not foot due to rounding

-- Core retail deposits, both in total and as a percentage of retail deposits, increased significantly from the prior quarter.



Note: Retail core deposits include checking accounts, savings accounts, and money market accounts.

Appendix

$ in thousands

Property Type	Held For Investment				
	Balance	30 - 59 Days Past Due	60 - 89 Days Past Due	90+ Days Past Due	Total Reserves
Commercial Real Estate:					
One-to-four family conventional	$1,963	-	-	$168	43
Multi-family conventional	45,242	-	6,400	1,853	3,079
Commercial non-owner occupied	438,292	-	-	59,543	26,299
Secured by non-farm, non-residential	72,852	1,465	-	2,852	2,991
Other	4,567	-	-	1,679	308
Total	$562,916	1,465	6,400	$66,095	$32,720
Commercial and Industrial Loans:	$107,688	-	-	$40	$1,572
Commercial lease financing:	$5,815	-	-	-	84
Total:	**$676,419**	**$1,465**	**$6,400**	**$66,135**	**$34,376**

Totals may not foot due to rounding

Commercial RE HFI Portfolio – by State

$ in thousands

State	One-to-Four Family Conventional	Multi-Family Conventional	Commercial non-owner occupied	Secured by non-farm, non-residential	Other Commercial Real Estate	Total
MI	$1,963	$44,149	$265,171	$54,785	$422	**$366,490**
IN	-	-	33,892	4,946	4,708	**43,547**
VA	-	-	30,524	-	-	**30,524**
GA	-	-	27,717	1,655	-	**29,372**
FL	-	-	9,686	4,585	-	**14,272**
CA	-	-	13,853	-	-	**13,853**
KY	-	-	10,698	-	-	**10,698**
IL	-	-	7,403	1,215	-	**8,619**
NC	-	-	4,508	3,806	-	**8,314**
TX	-	-	7,471	-	-	**7,471**
OH	-	-	5,596	850	-	**6,446**
OK	-	-	6,132	-	-	**6,132**
TN	-	-	4,610	-	-	**4,610**
SC	-	-	4,222	-	-	**4,222**
AZ	-	-	2,164	-	-	**2,164**
Other	-	1,093	4,647	1,009	-	**6,749**
Total	**$1,963**	**$45,242**	**$438,292**	**$72,852**	**$5,130**	**$563,479**

Note: Unpaid principal balance does not include premiums or discounts. Excludes commercial letters of credit.

Totals may not foot due to rounding

Commercial RE HFI Portfolio – by Vintage

$ in thousands

Vintage	One-to-Four Family Conventional	Multi-Family Conventional	Commercial non-owner occupied	Secured by non-farm, non-residential	Other	Commercial and Industrial	Commercial lease financing	Total
Older	$212	$6,987	$16,829	$3,842	$0	$961	$0	$28,831
2003	-	2,811	13,214	2,354	-	-	-	$18,379
2004	-	1,853	57,826	1,912	-	109	-	$61,700
2005	-	13,347	27,866	1,164	-	43	-	$42,421
2006	-	3,405	55,789	5,699	-	59	-	$64,951
2007	-	2,279	98,654	16,057	1,679	39	-	$118,709
2008	120	3,715	67,612	1,454	-	92	-	$72,992
2009	-		5,600		280	89	-	$5,969
2010	1,192	6,223	4,986		-	675	-	$13,076
2011	13		17,578	9,145	3,172	37,161	5,073	$72,141
2012	427	4,620	49,875	21,513	-	43,194	-	$119,628
2013	-	-	22,464	9,713	-	25,613	-	$57,790
Total	**$1,963**	**$45,242**	**$438,292**	**$72,852**	**$5,131**	**$108,035**	**$5,073**	**$676,587**

Note: Unpaid principal balance does not include premiums or discounts. Excludes commercial letters of credit.

Totals may not foot due to rounding

$ in thousands

State	HFS					HFI				
	ARM	Fixed	Balloon	Total	% of Total	ARM	Fixed	Balloon	Total	% of Total
CA	$ 41,934	$ 845,237	$ -	$ 887,171	**35.3%**	$ 472,800	$ 364,494	$ 70,940	$ 908,235	**30.6%**
FL	1,299	171,923	-	173,222	**6.9%**	247,126	146,271	14,785	408,181	**13.8%**
MI	3,660	131,314	-	134,974	**5.4%**	216,827	55,624	14,686	287,137	**9.7%**
WA	3,756	95,000	-	98,756	**3.9%**	83,910	47,021	5,997	136,928	**4.6%**
AZ	417	66,370	-	66,787	**2.7%**	73,594	42,976	3,651	120,221	**4.1%**
CO	1,459	65,047	-	66,507	**2.6%**	54,018	23,932	5,060	83,011	**2.8%**
MD	618	61,809	-	62,428	**2.5%**	44,046	35,577	5,126	84,749	**2.9%**
NY	721	73,977	-	74,698	**3.0%**	31,932	38,958	3,926	74,816	**2.5%**
VA	376	59,823	-	60,198	**2.4%**	43,969	21,941	4,715	70,625	**2.4%**
TX	1,113	150,524	-	151,637	**6.0%**	28,525	39,873	2,542	70,940	**2.4%**
NJ	1,211	42,654	-	43,866	**1.7%**	30,678	26,805	3,224	60,707	**2.0%**
NV	-	17,526	-	17,526	**0.7%**	39,447	14,081	3,240	56,768	**1.9%**
IL	1,342	49,860	-	51,202	**2.0%**	32,209	23,334	2,475	58,018	**2.0%**
GA	-	47,157	-	47,157	**1.9%**	30,419	25,090	3,757	59,266	**2.0%**
OH	-	21,108	-	21,108	**0.8%**	34,099	9,429	938	44,466	**1.5%**
OTHER	4,536	551,170	-	555,706	**22.1%**	240,839	177,219	21,717	439,775	**14.8%**
Total :	**$ 62,443**	**$ 2,450,498**	**$ -**	**$ 2,512,941**	**100%**	**$ 1,704,439**	**$ 1,092,624**	**$ 166,781**	**$ 2,963,844**	**100%**

Note: Reflects unpaid principal balance of underlying loans before accounting adjustments for discounts and other items. Also excludes loans eligible for repurchase from Ginnie Mae pools.

Totals may not foot due to rounding

Flagstar Bancorp

First Mortgage Portfolio – by Vintage

$ in thousands

Year	HFS					HFI				
	ARM	Fixed	Balloon	Total	% of Total	ARM	Fixed	Balloon	Total	% of Total
Older	$ -	$ -	$ -	$ -	**0.0%**	199,352	47,963	3,791	251,106	**8.5%**
2004	-	79	-	79	**0.0%**	497,850	40,120	7,669	545,639	**18.4%**
2005	-	206	-	206	**0.0%**	516,824	58,992	14,195	590,010	**19.9%**
2006	-	83	-	83	**0.0%**	119,637	146,057	19,519	285,213	**9.6%**
2007	-	2,070	-	2,070	**0.1%**	293,402	585,654	39,849	918,906	**31.0%**
2008	-	8,723	-	8,723	**0.3%**	15,763	115,739	78,284	209,786	**7.1%**
2009	-	8,683	-	8,683	**0.3%**	7,462	51,457	3,474	62,393	**2.1%**
2010	-	10,588	-	10,588	**0.4%**	9,057	15,570	-	24,627	**0.8%**
2011	-	5,250	-	5,250	**0.2%**	19,766	16,038	-	35,804	**1.2%**
2012	340	5,872	-	6,212	**0.2%**	21,171	14,934	-	36,105	**1.2%**
2013	62,103	2,408,945	-	2,471,048	**98.3%**	4,154	101	-	4,255	**0.1%**
Total :	**$ 62,443**	**$ 2,450,498**	**$ -**	**$ 2,512,941**	**100%**	**$ 1,704,439**	**$ 1,092,624**	**$ 166,781**	**$ 2,963,844**	**100%**

Note: Reflects unpaid principal balance of underlying loans before accounting adjustments for discounts and other items. Also excludes loans eligible for repurchase from Ginnie Mae pools.

Totals may not foot due to rounding

First Mortgage Portfolio – by Original FICO

$ in thousands

FICO	HFS					HFI				
	ARM	Fixed	Balloon	Total	% of Total	ARM	Fixed	Balloon	Total	% of Total
< 580	$ -	$ 7,690	$ -	$ 7,690	**0.3%**	$ 21,878	$ 67,052	$ 2,036	$ 90,966	**3.1%**
580 - 619	-	9,955	-	9,955	**0.4%**	22,897	49,015	1,688	73,600	**2.5%**
620 - 659	319	129,060	-	129,379	**5.1%**	104,486	108,107	7,446	220,040	**7.4%**
660 - 699	860	313,475	-	314,335	**12.5%**	451,108	280,367	52,747	784,221	**26.5%**
> 699	61,264	1,990,318	-	2,051,582	**81.6%**	1,104,070	588,083	102,863	1,795,017	**60.6%**
Total :	**$ 62,443**	**$ 2,450,498**	**$ -**	**$ 2,512,941**	**100%**	**$ 1,704,439**	**$ 1,092,624**	**$ 166,781**	**$ 2,963,844**	**100%**

Note: Reflects unpaid principal balance of underlying loans before accounting adjustments for discounts and other items. Also excludes loans eligible for repurchase from Ginnie Mae pools.

Totals may not foot due to rounding

$ in thousands

Original LTV	HFS					HFI				
	ARM	Fixed	Balloon	Total	% of Total	ARM	Fixed	Balloon	Total	% of Total
<=70.00%	$ 45,263	$ 720,151	$ -	$ 765,414	**30.5%**	$ 449,781	$ 311,775	$ 32,482	$ 794,037	**26.8%**
>70.00% - 79.99%	11,500	687,583	-	699,083	**27.8%**	1,042,992	549,343	111,598	1,703,933	**57.5%**
>80.00% - 89.99%	2,350	228,889	-	231,239	**9.2%**	110,467	86,067	14,258	210,791	**7.1%**
>90.00% - 99.99%	3,107	620,943	-	624,050	**24.8%**	96,045	133,541	8,214	237,801	**8.0%**
100.00% -109.99%	222	94,788	-	95,010	**3.8%**	5,153	9,155	-	14,307	**0.5%**
110.00% -124.99%	-	58,129	-	58,129	**2.3%**	-	2,117	110	2,228	**0.1%**
>125.00%	-	40,015	-	40,015	**1.6%**	-	626	119	745	**0.0%**
Total:	**$ 62,443**	**$ 2,450,498**	**$ -**	**$ 2,512,941**	**100%**	**$ 1,704,439**	**$ 1,092,624**	**$ 166,781**	**$ 2,963,844**	**100%**

Note: Reflects unpaid principal balance of underlying loans before accounting adjustments for discounts and other items. Also excludes loans eligible for repurchase from Ginnie Mae pools.

Totals may not foot due to rounding

$ in thousands

HPI Adjusted LTV	HFS					HFI				
	ARM	Fixed	Balloon	Total	% of Total	ARM	Fixed	Balloon	Total	% of Total
<=70.00%	$ 45,627	$ 794,891	$ -	$ 840,517	33.4%	$ 417,646	$ 148,171	$ 17,294	$ 583,111	19.7%
70.00% - 79.99%	11,136	617,165	-	628,302	25.0%	312,135	128,901	9,138	450,173	15.2%
80.00% - 89.99%	2,350	226,398	-	228,748	9.1%	283,864	153,916	25,055	462,835	15.6%
90.00% - 99.99%	3,107	571,583	-	574,691	22.9%	216,440	184,782	41,466	442,688	14.9%
100.00% -109.99%	222	130,603	-	130,826	5.2%	171,987	164,169	25,023	361,179	12.2%
110.00% -124.99%	-	64,191	-	64,191	2.6%	180,257	178,338	28,205	386,799	13.1%
>=125.00%	-	45,667	-	45,667	1.8%	122,111	134,347	20,600	277,058	9.3%
Total :	$ 62,443	$ 2,450,498	$ -	$ 2,512,941	100%	$ 1,704,439	$ 1,092,624	$ 166,781	$ 2,963,844	100%

Note: Reflects unpaid principal balance of underlying loans before accounting adjustments for discounts and other items. Also excludes loans eligible for repurchase from Ginnie Mae pools. The housing price index (HPI adjusted) LTV is updated from the original LTV based on Metropolitan Statistical Area-level Office of Federal Housing Enterprise Oversight (OFHEO) data.

Totals may not foot due to rounding

$ in thousands

	Commercial	%	Receivership	%	Construction	%	Manufactured Homes	%	Single Family Homes	%	Multi Family Dwelling	%	Total	%
Current Month	$9,252	21.5%	$137	0.0%	$947	37.8%	$92	34.4%	$14,074	26.3%	$0	0.0%	$24,502	21.4%
30 days	918	2.1%	-	0.0%	-	0.0%	-	0.0%	4,062	7.6%	-	0.0%	4,980	4.4%
60 days	7,774	18.0%	-	0.0%	215	8.6%	-	0.0%	5,525	10.3%	6	4.1%	13,520	11.8%
90 days	909	2.1%	-	0.0%	-	0.0%	36	13.4%	1,965	3.7%	125	80.5%	3,034	2.7%
91 - 180 days	9,294	21.6%	4,760	64.2%	907	36.2%	53	20.1%	9,880	18.5%	-	0.0%	24,895	21.8%
181 - 365 days	11,697	27.1%	-	0.0%	21	0.8%	29	10.9%	9,389	17.6%	24	15.5%	21,159	18.5%
1 - 2 years	2,015	4.7%	2,523	34.0%	415	16.6%	30	11.2%	6,331	11.9%	-	0.0%	11,313	9.9%
2 - 3 years	763	1.8%	-	0.0%	-	0.0%	27	10.1%	1,295	2.4%	-	0.0%	2,084	1.8%
3 - 4 years	448	1.0%	-	0.0%	-	0.0%	-	0.0%	614	1.1%	-	0.0%	1,062	0.9%
4 - 5 years	42	0.1%	-	0.0%	-	0.0%	-	0.0%	281	0.5%	-	0.0%	323	0.3%
Loans to Facilitate	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	7,484	6.5%
Total	**$43,111**	**100.0%**	**$7,420**	**100.0%**	**$2,504**	**100.0%**	**$266**	**100.0%**	**$53,415**	**100.0%**	**$155**	**100.0%**	**$114,356**	**100.0%**

Totals may not foot due to rounding

Asset Quality by Loan Type - HFI

$ in thousands

Loan Type	Balance	Non-performing Loans	% of Balance	% of Overall NPLs	Q1 '13 Charge Offs, Net of Recoveries	Collectively Evaluated Reserves (1)	Individually Evaluated Reserves (2)	Total Reserves
Residential first mortgage	$2,991,394	$296,395	9.91%	80.26%	($20,339)	$63,144	$150,932	$214,076
Second mortgage	112,385	4,298	3.82%	1.16%	(1,565)	12,839	7,844	20,683
Warehouse	750,765	-	0.00%	0.00%	-	532		532
HELOC	167,815	2,343	1.40%	0.63%	(1,956)	14,835	3,283	18,118
Consumer	44,488	132	0.30%	0.04%	(245)	2,215	-	2,215
Commercial RE	562,916	66,095	11.74%	17.90%	(11,319)	32,521	199	32,720
Commercial NRE	113,503	40	0.04%	0.01%	9	1,646	10	1,656
Total:	**$4,743,266**	**$369,303**	**7.79%**	**100.00%**	**($35,415)**	**$127,732**	**$162,268**	**$290,000**

(1) Represents loans collectively evaluated for impairment in accordance with ASC 450-20, Loss Contingencies , and pursuant to amendments by ASU 2010-20 regarding allowance for unimpaired loans

(2) Represents loans individually evaluated for impairment in accordance with ASC 310-10, Receivables , and pursuant to amendments by ASU 2010-20 regarding allowance for impaired loans.

Note: Non-performing loans include 90+ days delinquent and matured, and performing non-accruals.

Totals may not foot due to rounding

Flagstar® Bancorp

Non-performing Loans HFI – by State

$ in thousands

State	Mortgage	Percent of Mortgage	Second Mortgage	HELOC	Commercial Real Estate	Commercial	Consumer	Total	Percent of Total
CA	$70,514	23.8%	$611	$396	$1,833	$0	$0	$73,353	19.9%
FL	58,667	19.8%	200	26	256	-	-	59,149	16.0%
MI	17,033	5.7%	1,638	1,069	19,802	40	129	39,710	10.8%
VA	6,387	2.2%	89	-	30,524	-	-	37,000	10.0%
NY	15,606	5.3%	86	-	-	-	-	15,692	4.2%
NJ	13,265	4.5%	104	112	-	-	-	13,482	3.7%
WA	12,206	4.1%	130	304	-	-	-	12,641	3.4%
GA	5,134	1.7%	39	29	7,270	-	2	12,474	3.4%
MD	10,174	3.4%	42	-	-	-	-	10,216	2.8%
TX	9,268	3.1%	-	-	-	-	-	9,268	2.5%
IL	6,525	2.2%	30	57	1,817	-	-	8,429	2.3%
AZ	6,776	2.3%	169	98	-	-	-	7,043	1.9%
NV	5,838	2.0%	177	-	-	-	-	6,015	1.6%
IN	2,427	0.8%	245	90	1,679	-	2	4,443	1.2%
HI	4,194	1.4%	-	-	116	-	-	4,309	1.2%
Other	52,380	17.7%	739	162	2,797	-	0	56,079	15.2%
Total	**$296,395**	**100.0%**	**$4,298**	**$2,343**	**$66,095**	**$40**	**$132**	**$369,303**	**100.0%**

Note: Non-performing loans include 90+ days delinquent and matured, and performing non-accruals. Excludes participations and first mortgage repurchases.

Totals may not foot due to rounding

Flagstar Bancorp

Non-performing Loans HFI – by Vintage

$ in thousands

Vintage	Mortgage	Percent of Mortgage	Second Mortgage	HELOC	Commercial Real Estate	Commercial	Consumer	Total	Percent of Total
Older	$17,099	**5.8%**	$1,507	$1,230	$2,042	$0	$17	$21,894	**5.9%**
2004	27,170	**9.2%**	161	174	3,492	-	3	31,000	**8.4%**
2005	33,571	**11.5%**	146	189	1,852	-	2	35,760	**9.7%**
2006	29,907	**10.1%**	264	-	15,868	-	1	46,041	**12.5%**
2007	117,681	**40.0%**	2,076	750	27,590	-	5	148,102	**40.1%**
2008	47,568	**16.2%**	144	-	3,534	2	1	51,249	**13.9%**
2009	12,979	**4.2%**	-	-	73	-	-	13,052	**3.5%**
2010	4,515	**1.4%**	-	-	167	-	31	4,713	**1.3%**
2011	4,913	**1.4%**	-	-	8,837	38	4	13,793	**3.7%**
2012	649	**0.2%**	-	-	-	-	68	717	**0.2%**
2013	343	**0.0%**	-	-	2,638	-	-	2,981	**0.8%**
Total	**$296,395**	**100.0%**	**$4,298**	**$2,343**	**$66,095**	**$40**	**$132**	**$369,303**	**100%**

Note: Excludes participations

Note: Non-performing loans include 90+ days delinquent and matured, and performing non-accruals. Excludes participations and first mortgage repurchases.

Totals may not foot due to rounding

$ in millions

	Q1 2013	Q4 2012	Q3 2012	Q2 2012	Q1 2012
Pre-tax, pre-credit-cost revenue					
Income (loss) before tax provision	$23.6	($88.6)	$60.7	$87.9	($7.3)
Add back					
Provision for loan losses	20.4	50.4	52.6	58.4	114.7
Asset resolution	16.4	21.2	12.5	20.9	36.8
Other than temporary impairment on AFS investments	-	-	-	1.0	1.2
Representation and warranty reserve - change in estimate	17.4	25.2	124.5	46.0	60.5
Write down of residual interest	0.2	0.8	0.1	1.2	0.4
Total credit-related costs	$54.4	$97.6	$189.7	127.6	$213.6
Pre-tax, pre-credit-net revenue	$78.0	$9.0	$250.4	215.5	$206.3
Efficiency ratio (credit-adjusted)					
Net interest income (a)	55.7	73.9	73.1	75.5	74.7
Non-interest income (b)	184.9	285.8	273.7	240.3	221.4
Add: Representation and warranty reserve - change in estimate (d)	17.4	25.2	124.5	46.0	60.5
Adjusted income	$258.0	$384.9	471.3	361.8	$356.6
Non-interest expense (c)	196.6	397.9	233.5	169.5	188.7
Less: Asset resolution expense (e)	(16.4)	(21.2)	(12.5)	(20.9)	(36.7)
Adjusted non-interest expense	180.1	376.7	221.0	148.6	152
Efficiency ratio (c/(a+b))	81.7%	110.6%	67.3%	53.7%	63.7%
Efficiency ratio (credit-adjusted) ((c-e)/((a+b)+d)))	69.8%	97.9%	46.9%	41.2%	42.6%

Totals may not foot due to rounding

$ in millions	March 31, 2013	December 31, 2012	March 31, 2012
Non-performing assets	$483.7	$520.6	$515.3
Tier 1 Capital	1,318.8	1,295.8	1,207.2
Allowance for Loan Losses	290.0	305.0	281.0
Tier 1 Capital + Allowance for Loan Losses	**$1,608.8**	**$1,600.8**	**$1,488.2**
Non-performing assets/ Tier 1 Capital + Allowance for Loan Losses	**30.1%**	**32.52%**	**34.62%**

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