

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, FLORIDA
CIVIL ACTION

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2007-AR3 MORTGAGE PASS-THROUGH
CERTIFICATE TRS, SERIES 2007-AR3

CASE NO.: [REDACTED]

DIVISION: [REDACTED]

VS.

Defendant(s),
[REDACTED]

AFFIDAVIT AS TO REASONABLE ATTORNEYS FEES

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned authority, personally appeared Lisa Cullaro, who upon first being duly sworn on oath deposes and says:

1. I am an attorney at law duly authorized to practice in the State of Florida and have been active in the practice of law in Florida since October 16, 1997. I am personally familiar with the fees usually allowed Plaintiffs for the services of their attorneys in suits of the kind and nature in which this affidavit is to be filed
2. I am familiar with Rule 4-1.5(b) of the Rules Regulating the Florida Bar, and have taken into consideration the factors set forth in such Rule for the determination of reasonable attorney's fees.
3. I am also familiar with and have considered the dictates of the Florida Supreme Court in the case of Florida Patient's Compensation Fund vs. Rowe, 472 So.2d 1145 (Fla. 1985) for the determination of reasonable attorney's fees.
4. In arriving at my opinion of the value of reasonable attorney's fees in this action, I have utilized and considered the following criteria:
 - a. The time and labor required, the novelty, complexity and difficulty of the questions involved and the skill requisite to perform the legal services properly.
 - b. The likelihood that the acceptance of the particular employment will preclude other employment by the lawyer
 - c. The fee or rate of fee customarily charged in the locality for services of a comparable or similar nature
 - d. The amount involved and the results obtained
 - e. The time limitations imposed by the client or by the circumstances
 - f. The nature and length of the professional relationship with the client
 - g. The experience, reputation and ability of the lawyer or lawyers performing the services
 - h. Whether the fee is fixed or contingent
5. Florida Default Law Group, P.L., (FDLG, P.L.) does not keep records of its time while it represents the Plaintiff pursuant to a flat fee arrangement; therefore, I have reviewed no specific time keeping records.
6. It is my opinion that a review of the actual file in this case would be unnecessary and futile. In my opinion, the specific steps and requirements for filing and litigating a mortgage foreclosure action in the State of Florida dictate that under no circumstance could the fee charged by FDLG, P.L. be unreasonable; therefore, I have not reviewed the actual file in this case.
7. Based upon my review as set forth, it is my opinion that a reasonable attorney's fee and paralegal fee is \$1,450.00.

FURTHER AFFIANT SAYETH NAUGHT.

LISA CULLARO

The foregoing instrument was subscribed and sworn to before me this 13 day of JANUARY, 2009, by Lisa Cullaro who is personally known to me

NOTARY PUBLIC, State of Florida

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FILE NUMBER [REDACTED]

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