Walter Investment Management Corp.

Rodman & Renshaw
Annual Global Investment Conference 2010
September 14, 2010

Safe Harbor Statement

Certain statements in this presentation and in any of Walter Investment Management Corp.'s public documents referred to herein, contain or incorporate by reference "forward-looking" statements as defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Walter Investment Management Corp. is including this cautionary statement to make applicable and take advantage of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Statements that are not historical fact are forward-looking statements. Words such as "expect," "believe," "anticipate," "project," "estimate," "forecast," "objective," "plan," "goal" and similar expressions, and the opposites of such words and expressions are intended to identify forward-looking statements. Forward-looking statements are based on the Company's current beliefs, intentions and expectations; however, forward-looking statements involve known and unknown risks, uncertainties and other important factors that could cause actual results, performance or achievements, to differ materially from those reflected in the statements made or incorporated in this release. Thus, these forward-looking statements are not guarantees of future performance and should not be relied upon as predictions of future events. The risks and uncertainties referred to above include, but are not limited to, the continued availability of loan portfolios meeting the Company's performance criteria at prices that will result in desired returns and financing sources to purchase additional portfolios, the completion of the Marix transaction in accordance with the terms and conditions of the purchase agreement; the accuracy of management's due diligence on and its assessment of the Marix business; future economic and business conditions; the loss by Marix of key customers or reduction in the services contracted for by any such customers; the failure of the market for Marix's services to develop; the possibility that the Company may not be able to integrate the business, operations and employees of Marix successfully; the inability to manage growth; the effects of competition from a variety of local, regional, national and other mortgage servicers and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission (the "SEC"), including its Annual Report on Form 10-K for the year ended December 31, 2009 filed with the SEC on March 2, 2010.

All forward-looking statements set forth herein are qualified by this cautionary statement and are made only as of September 14, 2010. The Company undertakes no obligation to update or revise the information contained herein, including without limitation, any forward-looking statements, whether as a result of new information, subsequent events or circumstances, or otherwise, unless otherwise required by law.

Company Highlights

Name:	Walter Investment Management Corp.
Headquarters:	Tampa, FL
Ticker Symbol:	NYSE Amex: WAC
Stock Price:	$16.40 (August 31, 2010 Close)
Market Capitalization:	$421 million
Shares Issued and Outstanding:	25.7 million
Financial:	June 30, 2010
Total Assets	$1.8 billion
Total Debt	$1.2 billion
Equity	$573 million
Operational:	
Employees	230
30 day delinquency rate	4.26% as of June 30, 2010
LTM losses as a % of portfolio	0.99% for the 12 months ended June 30, 2010

Robust Performance Generating Stable Cash Flows

- Founded in 1958, Walter Investment and its predecessors have been portfolio originators, owners and servicers for over 50 years
  - Southern network of approximately 80 branches with nearly 35,000 customer accounts provides significant competitive advantages and is difficult to replicate
  - Promote from within culture has resulted in talented, dedicated employees with significant experience
- Walter Investment's portfolio performance has been significantly better than comparable pools
  - Second quarter 2010 delinquencies of 4.26%, loss severities of 14.3%
- Credit quality remains strong; loss trends continue to improve
  - Delinquencies were down 80 bps from prior year and the year to date recovery rate has improved from 82.1% to 86.9%
- Walter Investment's business, well capitalized on a stand alone basis, produces attractive dividend yields
  - $573 million in equity and $79 million of cash on hand
  - Securitized debt has matched maturities, no refinancing or liquidity risk
  - Consistent quarterly dividend of $0.50 per share since inception (April 2009)
  - $379 million of unencumbered portfolio assets

Walter INVESTMENT MANAGEMENT CORP.

Differentiated Servicing Approach

Customized Approach to Delinquency Management

- High-touch, long-term relationship based approach primarily aimed at keeping customers in their homes
- Local field-servicing representatives are involved in virtually all aspects of the servicing and loss mitigation functions
- Field-servicing representatives focus on accounts that will be 30+ days delinquent at month end if not collected
- Strong sense of ownership/accountability for accounts by servicing personnel
- Call center is a support function, allowing field representatives to perform more “on-the-ground” functions
- Higher recovery rates at less cost than typical loss mitigation organization

Illustration of High Touch Servicing Contact Rate(1)

Number of accounts	35,000		
Number of accounts with contact attempts	14,000	or	40% of all accounts
Number of contact attempts	76,000	or	5.4 attempts per account
Accounts successfully resolved at month end	13,300	or	95% success rate
Number of accounts visited at their home	3,000	or	9% of all accounts
Number of home visits	5,000	or	1.7 visits per account
Number of delinquent accounts at month end (ex. BK, FIP)	500	or	1.4% of all accounts
Delinquent accounts without a successful contact attempt	50	or	0.14% of all accounts

Strong servicing relationships and constant interaction with borrowers allows for strong performance with low loss rates.

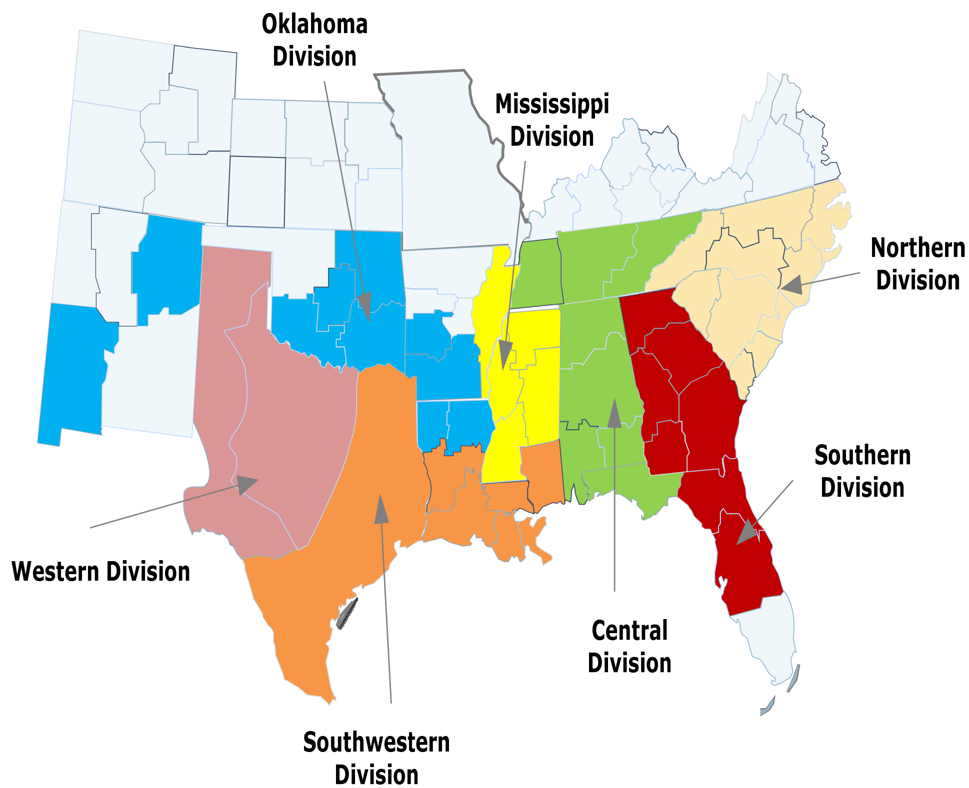
(1) The monthly collections contact process described above is for illustrative purposes only and does not reflect actual contact data for any month.

Differentiated Servicing Capabilities

Experienced Field Servicing Organization

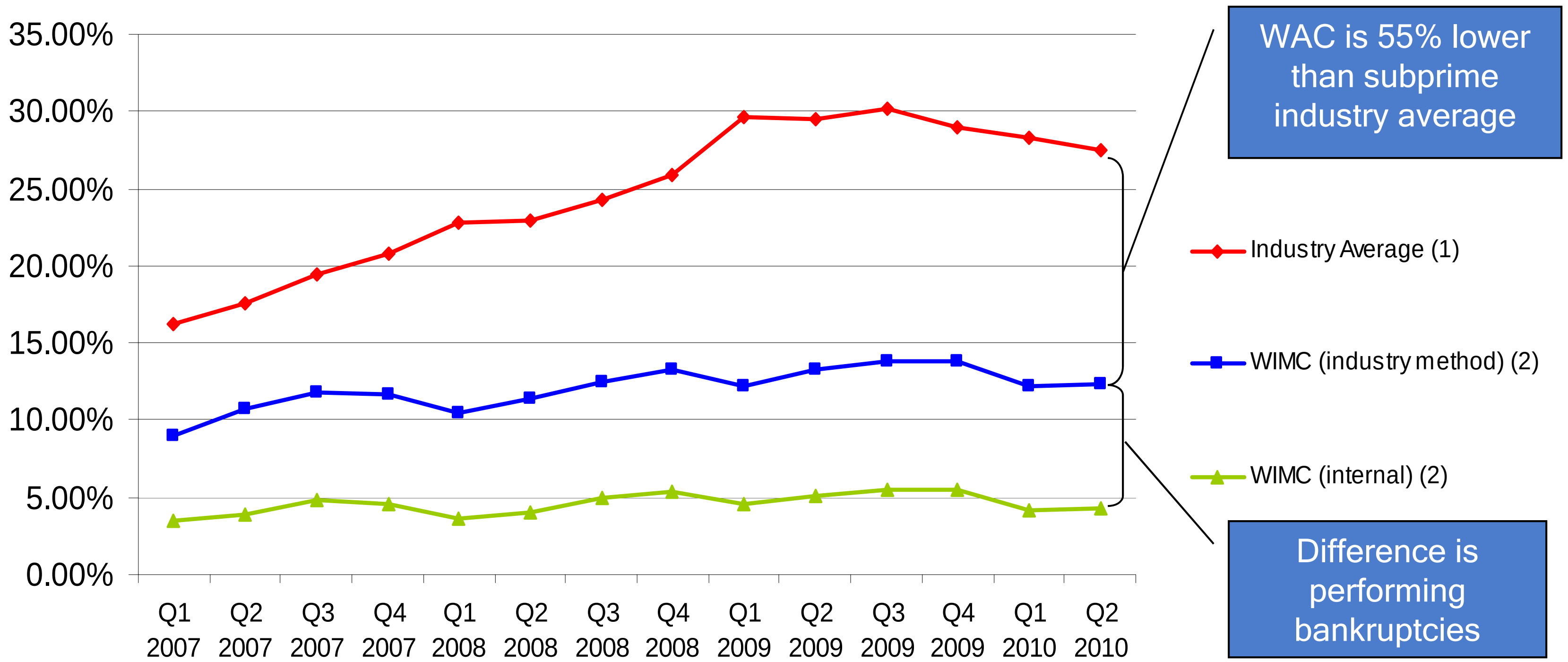
	Avg. Years with WIMC
Vice President - Field Servicing	35
7 Divisional Presidents	32
13 Assistant Divisional Supervisors	17
86 Field Representatives	6
10 Phone Bank	2

Geographically Distributed Servicing



Walter Investment's "promote from within" philosophy has cultivated a force of 117 highly experienced servicing professionals with a deeply ingrained understanding of the customer base and experience in previous housing cycles.

Total Delinquencies Compared to Other Portfolios



(1) Delinquencies are derived from a voluntary survey by the Mortgage Bankers Association (MBA) of over 120 mortgage lenders, including mortgage banks, commercial banks, thrifts, savings and loan associations, subservicers, and life insurance companies. Delinquency rate is derived by combining the MBA delinquency rate for subprime loans plus subprime foreclosure starts. MBA delinquency rate considers all accounts in bankruptcy to be delinquent. Source: Mortgage Bankers Association.

(2) WIMC (industry) calculation considers all accounts in bankruptcy to be delinquent. WIMC (internal) calculation ages accounts in bankruptcy based upon payment status in accordance with their bankruptcy plan.

Summary Financial Highlights

($ in thousands, except per share amounts)

	For the year ended 12/31/2009	For the six months ended 6/30/2010
Interest income	$175,372	$83,510
Average consolidated residential loans[1]	$1,726,326	$1,647,248
Asset yield	**10.16%**	**10.14%**
Interest expense	$89,726	$42,296
Average consolidated mortgage-backed debt[2]	$1,320,138	$1,245,931
Cost of funds	**6.80%**	**6.79%**
Net interest income	$85,646	$41,214
Average consolidated residential loans[1]	$1,726,326	$1,647,248
Net interest margin	**4.96%**	**5.00%**
Provision for loan losses	$15,182	$6,637
Annualized loss ratio	0.88%	0.81%
Non-interest income	$12,970	$6,634
Non-interest expenses	43,716	24,020
Merger & spin-off related costs	2,100	-
Income before income taxes	$37,618	$17,191
Income before income taxes per share	$1.74	$0.64
Dividends per share	$1.50	$1.00

Stable net interest margin from fixed rate loans and debt

Loss ratio more like prime loans vs. sub-prime loans with 580 average FICO

Overheads reflect fixed cost public company expenses and servicing infrastructure – both highly leveragable

Cash flow and taxable income exceed GAAP earnings

Generated pre-tax income in 1H 2010 of $17.2 million and paid dividends of $1.00 per share.

(1) Includes delinquent loans. Excludes real estate owned. Calculated using beginning and end of period residential loan balances gross of the allowance.
(2) Calculated using beginning and end of period mortgage-backed debt balances.

Walter INVESTMENT MANAGEMENT CORP.

Grow the business, dividend and share price by:

- Maintaining strong performance from the existing portfolio.
- Continuing to focus on the types of assets we know best -- owner occupied, residential, first mortgage loans to less-than-prime customers.
- Expanding into a national footprint in order to increase opportunities for growth.
- Expanding our capacity and capability to source, acquire, board and effectively service larger pools and broader types of assets.

Loan Acquisition Sourcing

Negotiated, private pools	• Smaller pool size, $5 - $25 million • Portfolio characteristics comparable to existing portfolio • 45 – 60 day lead time
Sourced pools Banks, Investment Banks, Hedge Funds	• $25 - $150 million pool sizes • Seller's inventory reviewed for match with our pool specs • 45 – 90 day lead time
Market bids	• Various sellers auctioning pools from $50 million - $1 billion • More difficult to match portfolio characteristics • Accelerated bid and closing schedules
Large, sourced pools	• Larger pool size, $100 million - $1 billion • Reasonable match to portfolio characteristics • Potential for financing • Long lead times
Opportunistic Buys	• FDIC pools • Opportunistic product, i. e. NPLs, etc. • Higher return profile

Disciplined Investment Decisions

Prioritize Pools that Leverage our Platform

- Borrower Demographics
- Geography
- Loan Fundamentals

Thorough Diligence in All Cases

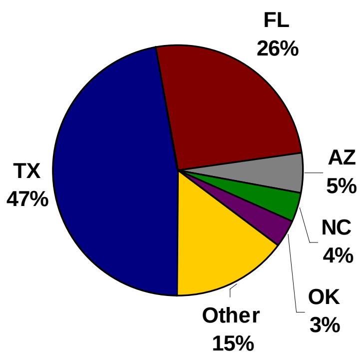
- Modeled on a Loan-by-Loan Basis
- Utilize Field Servicing Organization
- File Review – Compliance, Pay History, etc.

Disciplined Decision Making Process

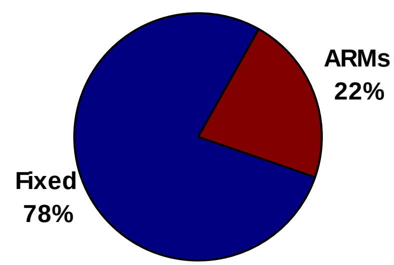
- Investment Committee involves all functional areas to create ownership
- Investments will be accretive to earnings and the dividend

Recent Portfolio Acquisitions

Geographic distribution of acquired portfolio



78% fixed rate mortgages



Principal Balance of Loans Purchased	$	54.8	million
Proceeds from Equity Raise Used on Purchased Pools	$	40.6	million
Purchase Price		74%	
Number of Loans		859	
Weighted Average Loan Size	$	64,000	
Weighted Average Coupon		9.02%	
Weighted Average Seasoning		30 Months	
90+ Days Delinquent at Acquisition		0.07%	
Modification %		20.6%	
Weighted Average Current FICO		611	
Effective LTV (based on Purchase Price)		86.74%	

Marix Acquisition

- Strategic Rationale
  - Expansion to a nationwide geographic footprint for loan acquisitions and servicing opportunities
  - Revenue growth opportunities in our preferred servicing niches – high-touch specialty and component servicing
  - Accelerates addressing certain long-term IT needs, significantly enhancing the platform
  - High quality customer base; on-going strategic relationship with Marathon Asset Management
- Attractive Deal Terms
  - $50k upfront consideration; acquiring $750k of working capital; potential earn-out payments based on achieving a minimum amount of revenue growth (excluding revenue from Walter Investment)
  - Investment is principally in the form of allocation of cash/capital to cover negative cash flow for 3-4 quarters
- Financial and Operating Data
  - Specialty and component servicing of nearly 16,000 loans
  - Most recent 3 months results - revenues of $2.0 million, operating loss (ex D&A) of $1.5 million
  - Expect operating losses, estimated to be $3 - $ 4 million in total, will be reduced by a combination of revenue growth and expense synergies over a period of 3 - 4 quarters