

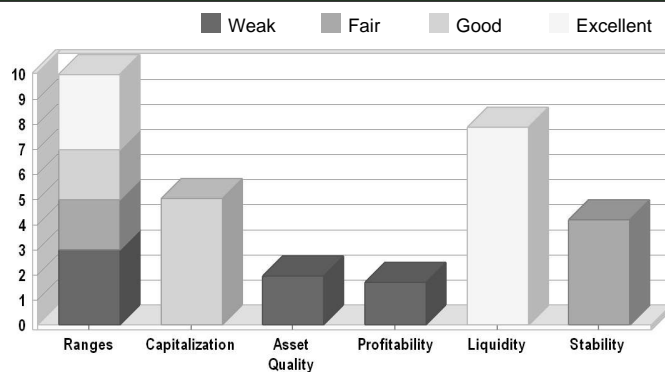
Company	WILMINGTON TRUST FSB
Group Affiliation	WILMINGTON TRUST CORPORATION
Safety Rating	C- (Fair Financial Strength)
Address	Harborplace Tower, Baltimore, MD 21202
Date Reviewed	October 5, 2009 (No Change) based on data through June 30, 2009
Next Review Date	January 2010

The C- rating means that, in our opinion, this institution offers fair financial security, is currently stable, and will likely remain relatively healthy as long as the economic environment avoids the extremes of inflation or deflation. In a prolonged period of adverse economic or financial conditions, however, we feel this institution may encounter difficulties maintaining its financial stability.

TheStreet.com Financial Strength Ratings represent a completely independent, unbiased opinion of an institutions financial strength. The ratings are derived, for the most part, from quarterly financial statements filed with state and federal regulators.

Ratings are assigned by our analysts based on a complex analysis of hundreds of factors that are synthesized into five indexes: capitalization, asset quality, profitability, liquidity and stability. These indexes are then used to arrive at a letter grade rating. The primary components of TheStreet.com Financial Strength Rating are as follows:

Rating Indexes



- **Capitalization Index** gauges capital adequacy in terms of each institution's cushion to absorb future operating losses under various potential business and economic scenarios as they may impact the company's net interest margin, securities values, and the collectibility of its loans.
- **Asset Quality Index** measures the quality of the institutions past underwriting and investment practices, as well as its loss reserve coverage.
- **Profitability Index** measures the soundness of the company's operations and the contribution of profits to the company's financial strength.
- **Liquidity Index** values a company's ability to raise the necessary cash to satisfy creditors and honor depositor withdrawals in the event the institution suffers from problems in other areas such as capital adequacy.
- **Stability Index** integrates a number of sub-factors that affect consistency (or lack thereof) in maintaining financial strength over time. Sub-factors include 1) risk diversification in terms of company size and loan diversification; 2) deterioration of operations as reported in critical asset, liability, income and expense items, such as an increase in loan delinquency rates or a sharp increase in loan originations; 3) years in operation; 4) former problem areas where, despite recent improvement, the company has yet to establish a record of stable performance; and 5) relationships with holding companies and affiliates.

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