2015 Realogy
Welcome to Investor Day

March 18, 2015

REALOGY

2015 WORLD'S MOST™ ETHICAL COMPANIES®
WWW.ETHISPHERE.COM

Safe Harbor Statement

This presentation contains forward-looking statements. The Company desires to take advantage of the Safe Harbor Provisions of the Private Securities Litigation Reform Act of 1995 and is including this statement for the express purpose of availing itself of the protections of the safe harbor with respect to all forward-looking statements. Therefore, the Company wishes to caution each participant to consider carefully the specific factors discussed with each forward-looking statement in this presentation and other factors contained in the Company's Annual Report on Form 10-K for the year ended December 31, 2014, and the company's other filings made from time to time with the Securities and Exchange Commission under the captions "Forward-Looking Statements", "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" as such factors in some cases have affected, and in the future (together with other factors) could affect, the ability of the Company to implement its business strategy and may cause actual results to differ materially from those contemplated by the statements expressed herein. The information contained in this presentation is as of March 18, 2015 except for the Company's obligation to disclose material information under the federal securities laws, the Company assumes no obligation to update the information or the forward-looking statements contained herein, whether as a result of new information or otherwise.

Non-GAAP Financial Measures

The financial measures EBITDA, Adjusted EBITDA, and Free Cash Flow, as used in this presentation, are supplemental measures of the Company's performance that are not Generally Accepted Accounting Principles ("GAAP") measures. Refer to slides 85, 86 and 87 of this presentation and Tables 5a, 5b, 6a, 6b, 7, and 8 of the Company's February 24, 2015 press release announcing full year 2014 financial results for the definitions of these non-GAAP financial measures, a reconciliation of these measures to their most comparable GAAP measures, and the Company's explanation of why it believes these non-GAAP measures are useful to investors.

Market and Industry Data and Forecasts

This presentation includes data, forecasts and information obtained from independent trade associations, industry publications and surveys and other information available to us. While we believe that the industry data presented herein is derived from the most widely recognized sources for reporting U.S. residential housing market statistical data, we do not endorse or suggest reliance on this data alone. Forecasts regarding rates of home ownership, median sales price, volume of homesales, and other metrics included in this presentation to describe the housing industry are inherently uncertain or speculative in nature and actual results for any period could materially differ. Industry publications, surveys and forecasts generally state that the information contained therein has been obtained from sources believed to be reliable, but such information may not be accurate or complete. We have not independently verified any of the data from third-party sources nor have we ascertained the underlying economic assumptions relied upon therein. Statements as to our market position are based on market data currently available to us. For further information regarding the Company's use of industry data, forecasts and information, see the Company's Annual Report on Form 10-K for the year ended December 31, 2014 under the heading "Market and Industry Data and Forecasts."

Richard A. Smith

Chairman,
Chief Executive Officer
and President

Realogy Value Proposition

REALOGY

Real Estate Franchise Services (RFG)

World's Largest Real Estate Franchisor

Century 21

Coldwell Banker

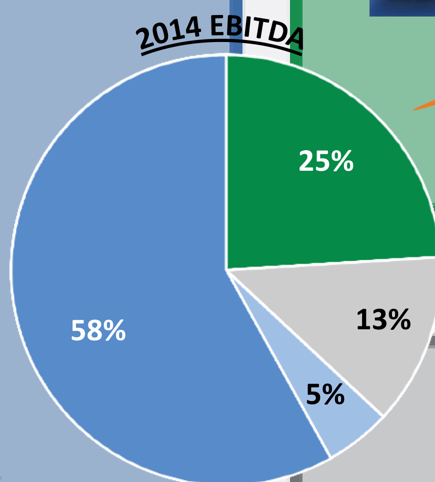
Sotheby's International Realty

ERA Real Estate

ZipRealty

Better Homes and Gardens Real Estate

Coldwell Banker Commercial



Owned Brokerage Network (NRT)

Largest U.S. Residential Real Estate Brokerage

Coldwell Banker

corcoran
corcoran group real estate

Sotheby's International Realty

ZipRealty

NRT

Citi Habitats

Relocation Services

Leading Global Relocation Company

CARTUS

Title Settlement and Services

Significant Provider of Title and Settlement Services

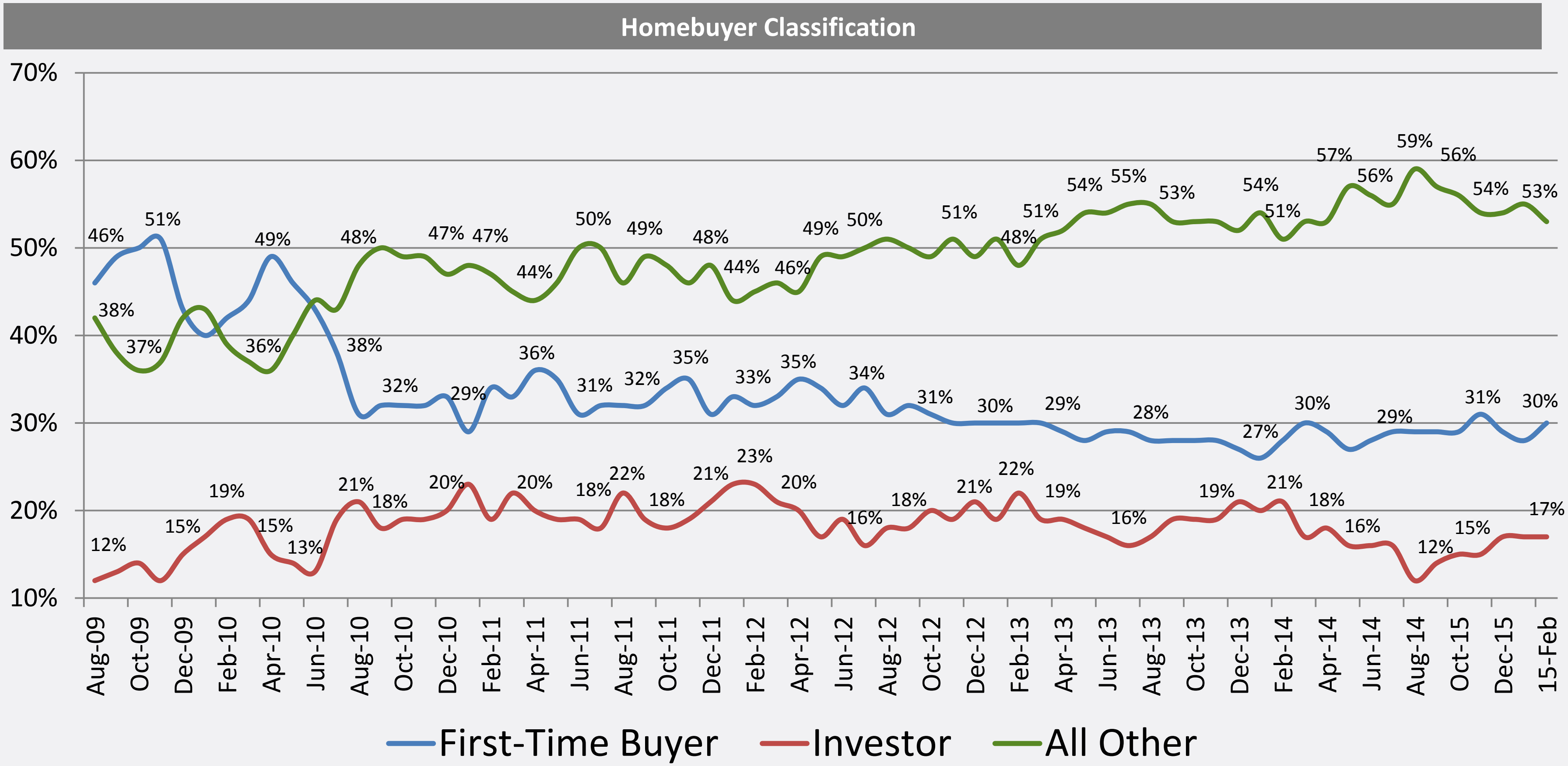
TRG Title Resource Group

Key Messages

Strong Market Position	• Realogy's 2014 homesale transaction volume outpaced the market by 4% • Market penetration grew 100 basis points to 27% • NRT is 2x larger than next largest brokerage by sales volume • World's largest residential real estate franchisor
Growth Opportunities	• Roll up acquisition strategy is low risk and highly accretive – 17 NRT and 3 TRG acquisitions in 2014 • Strong potential in additional markets, i.e. the Sunbelt states • ZipRealty Zap platform enhances RFG value proposition
Free Cash Flow Generation	• Generated $367 million of free cash flow in 2014 • Significant Adj. EBITDA to free cash flow conversion • Excess free cash flow will be applied to debt reduction, growth opportunities and the eventual return of capital

Next Stage of Housing Recovery:

Return of the First-Time Buyer



Source: National Association of Realtors

Credit Remains Challenging

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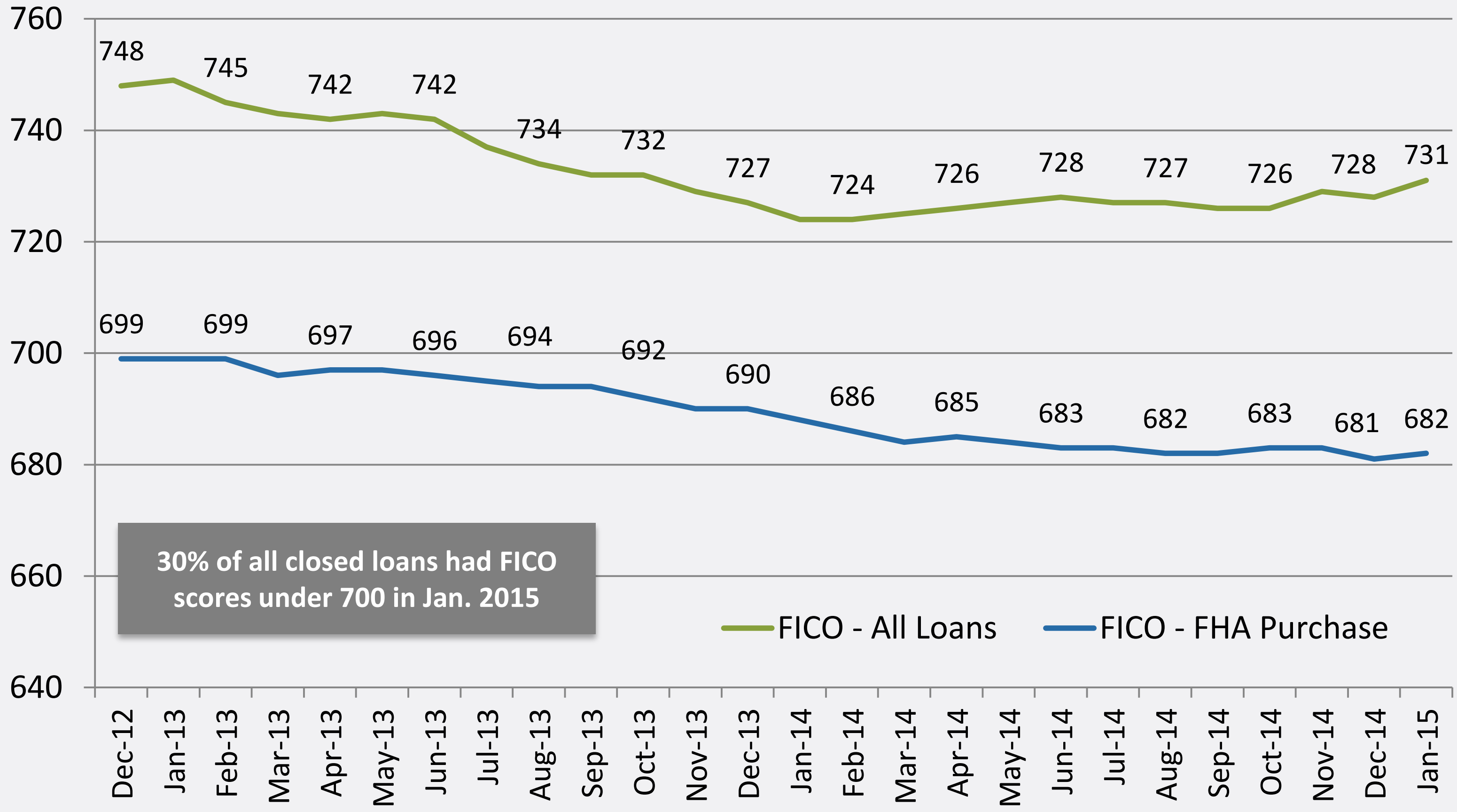
Average FICO scores of all closed loans



Source: Ellie Mae Origination Insight Report, January 2015

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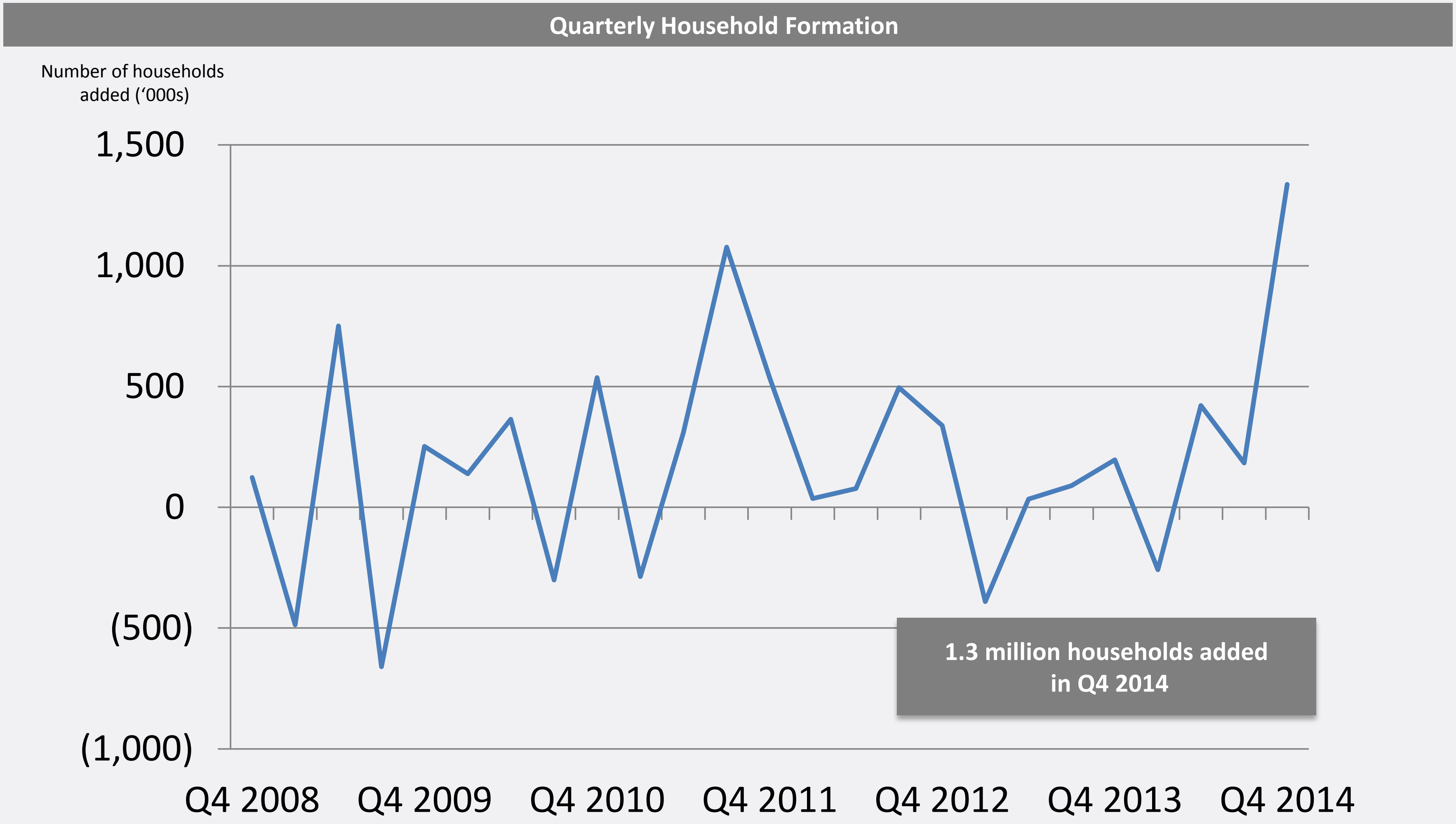
Household Formation Improving



Source: Census Bureau Housing Vacancy Survey

Expansion of the Credit Box

REALOGY

Progress on Policy

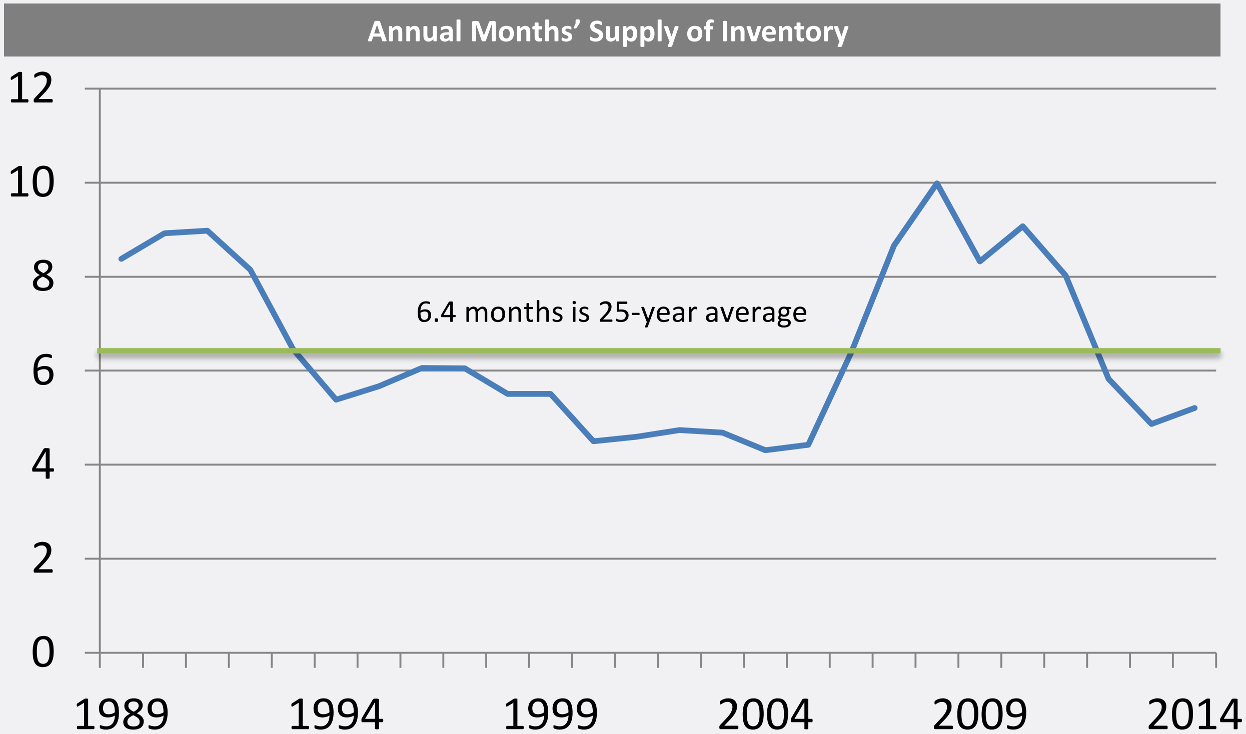
Reduction of annual insurance premiums by 50 bps

Reinstatement of 3% down-payment for low income and first-time buyers

Clarification on put-back

According to NAR estimates, reduced FHA fees alone could add an incremental 90,000 to 140,000 buyers to the market on an annual basis

Catalysts for Increased Inventory



- Home price appreciation
- Recovering negative equity
- Move-up buyer activity
- New construction
- Rental rate increases
  – rent vs. own

Source: National Association of Realtors

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Historical Perspective

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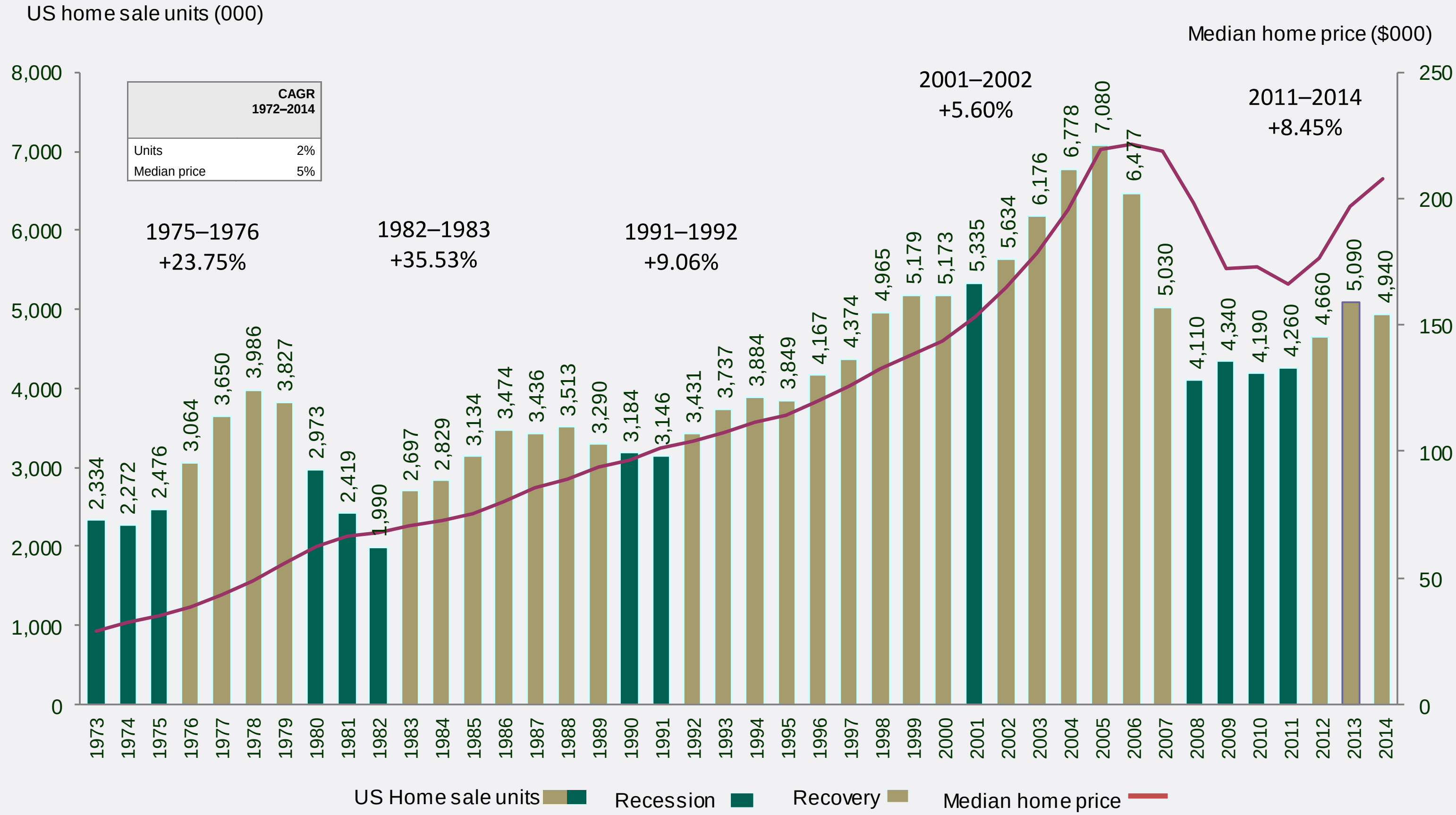
U.S. Existing Home Sales Units and Median Home Price



Source: National Association of Realtors

Management Initiatives to Drive Growth

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Real Estate Franchise Services

RFG REALOGY FRANCHISE GROUP

- Enhance value proposition of each brand
- Increase productivity of franchisees
  - Invest in technology
  - Assist franchisees with acquisitions
  - Lead generation and management
- Maintain historically high franchisee retention rate

Owned Brokerage Network

NRT

- Continue to selectively pursue tuck-in and strategic acquisitions
- Recruit, retain and develop productive agents
- Grow real estate related services
- Increase high-margin lead conversion

Relocation Services

CARTUS

- Build on existing client relationships
- Grow affinity services, mobility market share, broker to broker referrals
- Continue to pursue adjacent revenue growth opportunities
- Expand global footprint

Title and Settlement Services

TRG Title Resource Group

- Increase NRT capture rates
  - Recruit sales reps for broader office coverage
  - Acquire local agencies to cover NRT acquisitions
  - Leverage and integrate technology with NRT
  - Build service delivery model for Zip agents
- Diversity through third party unaffiliated business

Alex Perriello

President and
Chief Executive Officer

Realogy Franchise Group

RFG Business Unit Overview

RFG
REALOGY FRANCHISE GROUP

WHO	WHAT	BRANDS	PURPOSE
The world's **largest** residential real estate franchisor	What makes us **unique** is our multi-brand approach to the business	We operate **seven** world-class brands (six franchised) in 104 countries and territories	We help real estate entrepreneurs be more **successful**.

How We Do Business:

- We sell franchises
- We service franchisees
- We deliver compelling brand value propositions
- We retain franchisees

Key Franchise Metrics:

- Average franchisee tenure is 20 years
- Typical franchise agreement is 10 years
- Franchisee GCI retention rate 98%
- No franchisee (excluding NRT) represents more than 1% of RFG revenues

How We Generate Domestic Net Royalties

Transaction Volume 2014[1]

Homesale Sides
1,065,339

X

Average Homesale Price
$250,214

X

Average Broker Commission Rate
2.52%

X

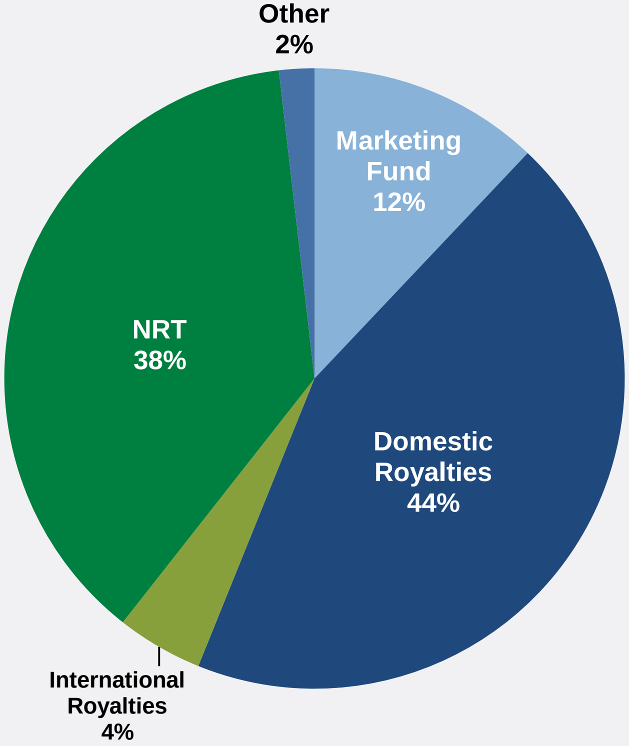
Net Effective Royalty Rate
4.49%

=

RFG Net Domestic Franchise Royalty Revenue
$302 Million

2014 Net Revenue Distribution

$716 million in 2014



[1]Does not include NRT Royalties

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Efficient Franchise Operating Structure

REALOGY FRANCHISE GROUP

Separate Brand Leadership, Broker Services, Marketing and Training

- Franchise Administration and Compliance
- Finance/Audit
- Franchise Sales
- Human Resources
- Legal
- Information Technology

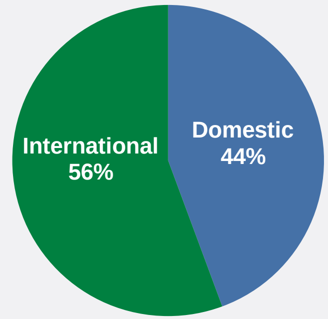
Geographic Footprint

REALOGY FRANCHISE GROUP

Our global affiliate base:

- Representation in 104 countries
- 2014 RFG Domestic GCI of $7 billion

Office Distribution



Brand Presence As of December 31, 2014	2014 Sides	Offices Worldwide	Sales Associates Worldwide	Number of Countries and Territories	Aided Brand Awareness
Century 21	394,989	6,902	101,178	78	94%[1]
Coldwell Banker	705,322	3,047	86,050	43	85%[1]
Coldwell Banker Commercial	Included in CB	167	2,179	43	91%[2]
ERA	116,533	2,304	33,387	35	41%[1]
Better Homes and Gardens Real Estate	57,335	283	9,146	2	97%[3]
Sotheby's International Realty	87,420	756	16,576	60	N/A
Corcoran Group	10,350	31	2,350	1	N/A
Total[4]	**1,373,671**	**13,496**	**251,261**	**104**	

[1] Millward Brown 2014 Ad Tracking Study
[2] Penton Media 2012
[3] BHG Magazine has 97% Brand Awareness
[4] Includes NRT and ZipRealty

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Franchise Competitive Landscape

RFG REALOGY FRANCHISE GROUP

Brand Presence	Offices U.S.	Agents U.S.	Offices Worldwide	Agents Worldwide	Number of Countries	Aided Brand Awareness
Realogy Franchise Group[1]	5,918	171,824	13,459	248,516	104	--
Keller Williams	N/A	N/A	700	112,000	12	48%[2]
RE/MAX	3,360	57,181	6,481	97,647	97	88%
Berkshire Hathaway HomeServices	1,100	35,000	1,100	35,000	1	20%[2]
Regional (Limited Franchising)						
Weichert	374	N/A	374	N/A	1	21%
Long & Foster	164	10,054	164	10,054	1	N/A
Windemere	300	7,000	300	7,000	1	N/A
Howard Hanna	171	6,200	171	6,200	1	N/A

[1]Does Not include NRT's Corcoran Group or ZipRealty offices
[2]Millward Brown 2014 Ad Tracking Study

Franchise Sales Growth Opportunities

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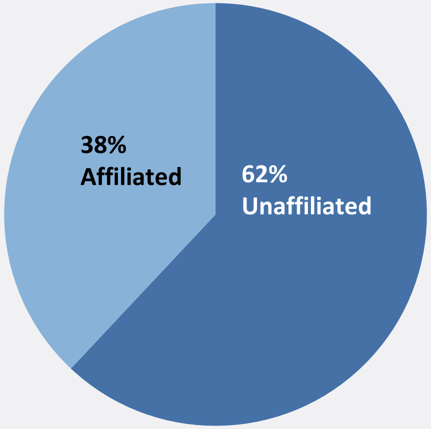
62% of Agents are Unaffiliated with any Franchise[1]



- Franchised firms are typically **larger companies,** thus 45% of firms with **four** or more offices are franchised companies.[2]
- 82% of all **residential** real estate firms are independent non-franchised firms and 18% are franchised.[2]
- The typical residential real estate firm's brokerage sales volume was $4.7 million in 2013.[2]
- 87% of firms reported their current franchise affiliation improved their firm **name recognition**; 85% reported an improved **use of technology**; and 83% reported an improvement in **acquiring listings.**[3]

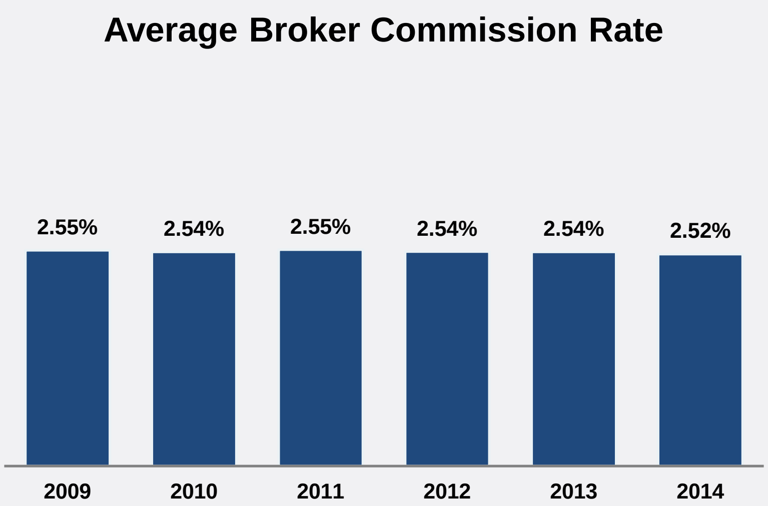
Growth Strategy

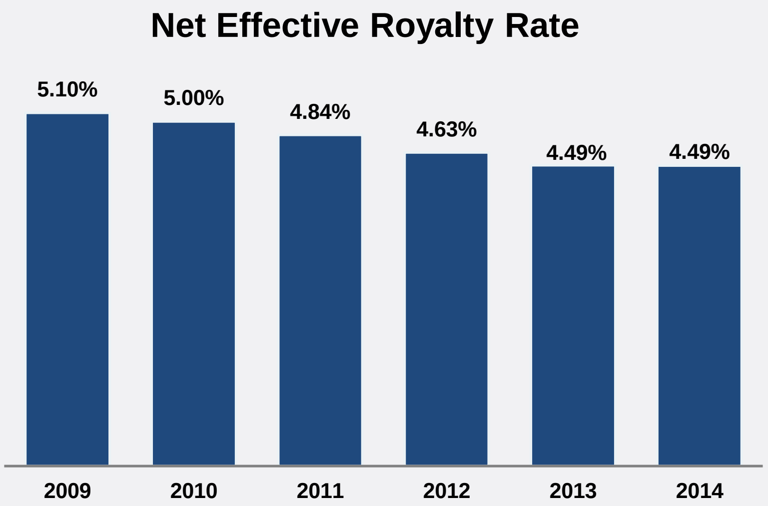
- Sign new franchisees
- Expand on market-driven approach to franchise sales
- Focus on top 10 opportunity markets and Top 10 underserved markets by brand
- Deploy resources to those markets where opportunities exist
- Target Brand Presidents' prospect list

[1] NAR 2014 Member Profile Survey
[2] NAR 2014 Profile of Real Estate Firms
[3] NAR 2013 Profile of Real Estate Firms

RFG Key Business Drivers

REALOGY FRANCHISE GROUP





Notes: Numbers above do not include NRT

RFG Goals and Objectives

REALOGY FRANCHISE GROUP

- Continue to increase the value proposition of each brand
- Franchise sales goal to increase transaction sides by 1% to 2% above market annually
- Enhance productivity of franchisees
  - Invest in technology
  - Lead generation and management
  - Assist franchisees with acquisitions
- Maintain historically high franchisee retention rate
- Continue to focus on net effective royalty rate and expense structure to enhance profitability

Why Brokers Affiliate With Our Brands - GROWTH

RFG
REALOGY FRANCHISE GROUP

TOOLS	BRAND NAME RECOGNITION	FIELD
TECHNOLOGY		CONSULTING
MARKETING		GROWTH OPPORTUNITIES

Century 21

Coldwell Banker

ERA Real Estate

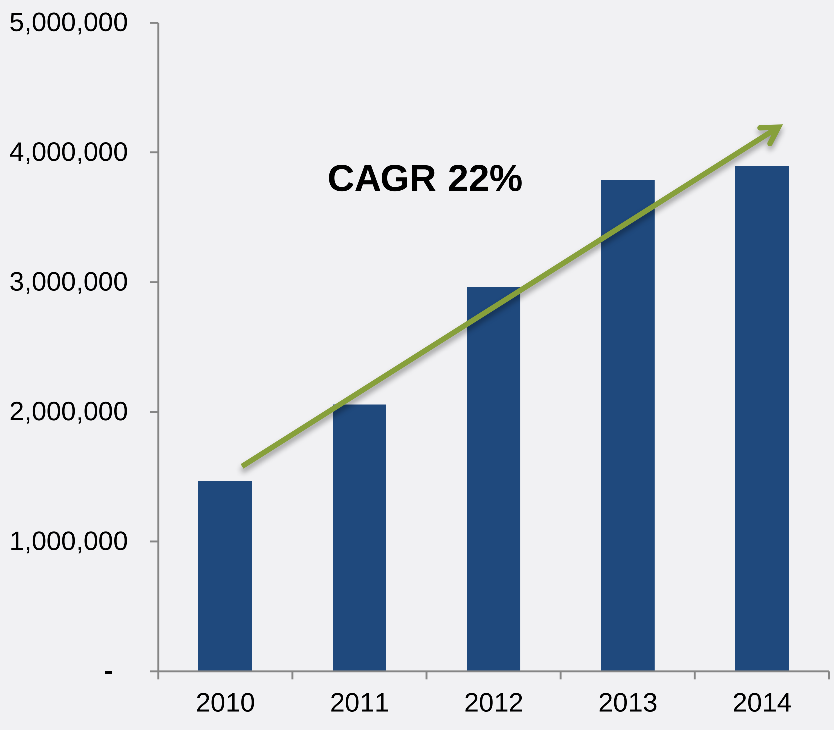
Better Homes and Gardens Real Estate

Coldwell Banker Commercial

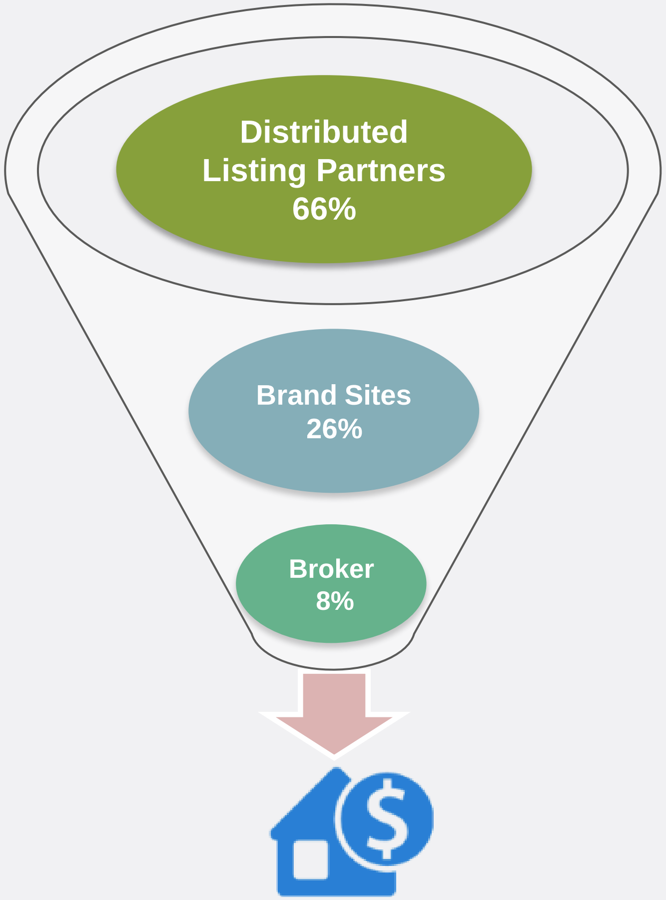
Sotheby's International Realty

2014 Lead Volume and Source

Web-based Lead Volume[1]



Lead Share[2]



[1] Leads through our proprietary technology system "LeadRouter" (includes NRT)
[2] RFG only

Distributed Listing Partners Sites represent: Homes.com; HotPads.com; Realtor.com; Trulia.com; Zillow.com.

Brand Sites represent: BHGRealestate.com; Century21.com; Coldwellbanker.com; ERA.com; SothebysRealty.com.

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ZipRealty Operating Strategy

ZipRealty

NRT

RFG REALOGY FRANCHISE GROUP

Objective: Complement existing presence in attractive markets with ~1,800 connected, high-performing sales associates and expand into existing NRT regions

Outcome: Enhanced penetration of existing Realogy markets with:

- Added value proposition for recruiting
- High-margin company-generated units
- Strong office and shared services synergies
- Additional revenue opportunities across other business segments

Objective: Provide our franchisees and their affiliated agents with a world-class digital platform (Zap) to enhance their business

Outcome: An enhanced brand value proposition that will:

- Improve agent productivity
- Help franchisees recruit and retain agents
- Improve NERR on new franchise sales
- Additional revenue opportunities from franchisees and agents on the platform

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Benefits of Zap to Our Franchisees

- A turn-key technology solution for enhanced customer acquisition at the local level (Web-Mobile-CRM)
- Retire home-grown solutions and replace with a world-class technology ecosystem
- Improve lead conversion rates and customer satisfaction
- Help recruit and retain tech-savvy agents
- Enhance the productivity and retained company dollar of existing sales force
- Redirect cost savings to local search engine marketing strategies

Benefits of Zap to RFG

RFG
REALOGY FRANCHISE GROUP

- A system-wide operating platform will allow us to deliver cutting-edge products and services to our franchisees faster and more efficiently than our competition
- Help eliminate much of the technology dysfunction inherent in our industry today
- Materially enhance each brand’s value proposition
- Supports a number of our strategic goals (royalty fee; revenue growth; franchise sales; broker retention; NERR)
- Make RFG a more attractive place for innovators

Zap Roll-Out Timeline and Milestones

REALOGY FRANCHISE GROUP

Feature Enhancement and App Store Development

Beta Brokerages Launch

20 Brokerage Launch

50+ Brokerages per month

Initial Deployment Stage

Implementation and Roll Out

May Jun Jul Aug Sep Oct Nov Dec

- Achieve 300 franchisee installations by year end 2015
- Reach 1,250 franchisees by year end 2016
- Attain 70% adoption rate (approximately 2,000) by year end 2017

What RFG will look like in 2017

RFG
REALOGY FRANCHISE GROUP

- Each brand will have greater market presence
- Domestically, each brand will share a common core technology platform (Zap) at the local franchisee level
- Establish a subscription-based revenue stream as we fully leverage the Zap platform
- Revenues, EBITDA and margins will benefit from the continuous enhancement of the brand value propositions and disciplined financial management

Lanny Baker

Chief Executive Officer

ZipRealty

Brokerage Heritage / Digital Expertise

Joined Realogy (2014)

Launched: Mobile broker-agent system (2013)

Launched: Mobile web (2012)

Launched: Powered by Zip (2011)

Mobile app wins innovator award (2008)

Launched: Mobile app (2006)

#1 Brokerage website in US (2005)

Initial Public Offering (2004)

Launched: Consumer website and broker-agent system (1999)

REALOGY

Today's Landscape

The Zip Solution

Today's Landscape		The Zip Solution
Consumers are searching on portals instead of local broker sites and apps	▶	Meet users' full needs with an authoritative online-to-offline experience
Agents seeking help as consumer behavior and expectations change	▶	Offer effective marketing, efficient systems, and deep customer insight
Brokerages challenged by pace, integration and cost of technology	▶	Provide an end-to-end platform that saves time and improves results

Meet Zap – An Intelligent, Integrated Platform

ZipRealty

End-to-end digital real estate solution built to the needs of sales associates and brokers, Zap Captivates, Predicts, Informs and Connects.

Consumer products with differentiated data/content; mobile apps/site synced to world class web experience

Agent productivity platform features predictive analytics, automated marketing and intuitive, mobile CRM

Brokerage digital presence with SEO/SEM/mobile, lead tracking and business performance dashboard

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Consumer	Agent	Broker
World Class **WEBSITE**	Intelligent, Automated **DESKTOP CRM**	**SEARCH ENGINE MARKETING**
Fully-Responsive **MOBILE WEBSITE**	Robust, Full-Featured **MOBILE CRM**	**INTEGRATION** with Other Apps
Highly-Rated **MOBILE APPS**	Standardized **AGENT WEBSITES**	Brokerage **OVERSIGHT TOOLS**

Zap Captivates – Authoritative Consumer U/X

ZipRealty

Complete, accurate and timely for sale property listings, sourced from MLS's, surrounded by 3rd party data and expert insight from Zap agents.

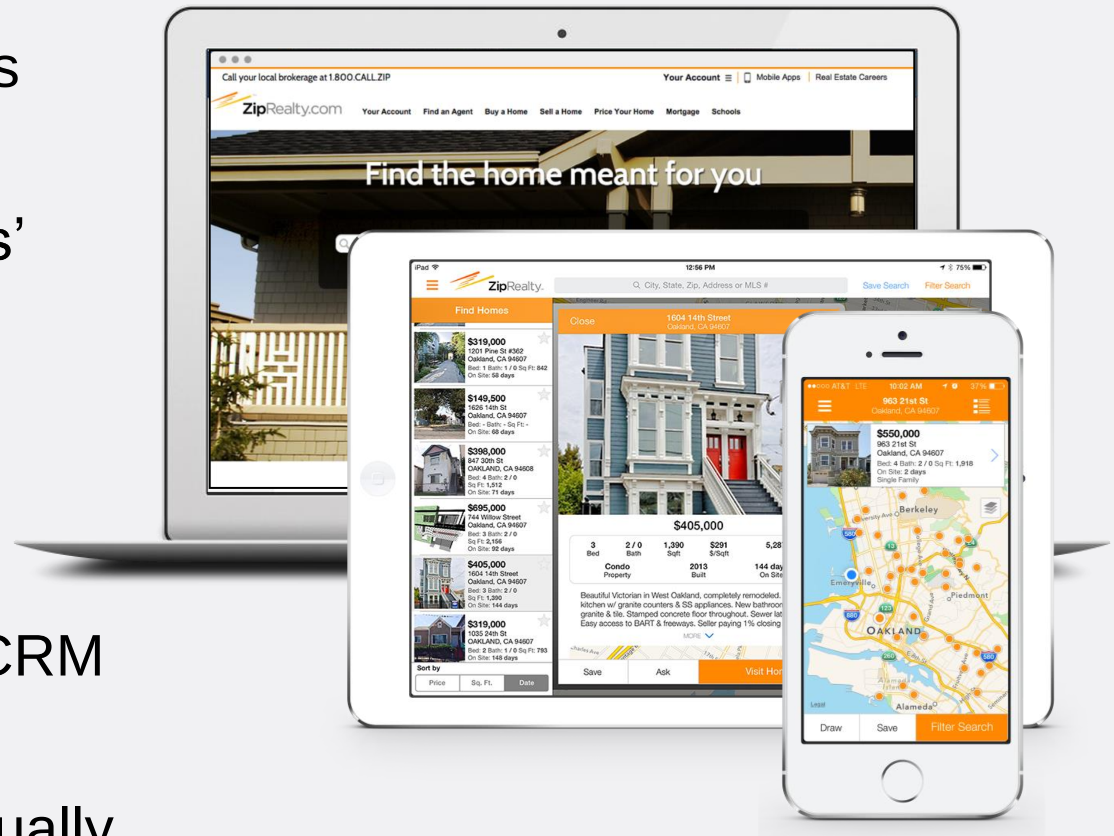
Relevant to search engines

Personalized to individuals' specific home searches

Synced across all devices

Interconnected with Zap CRM

Tested and iterating continually



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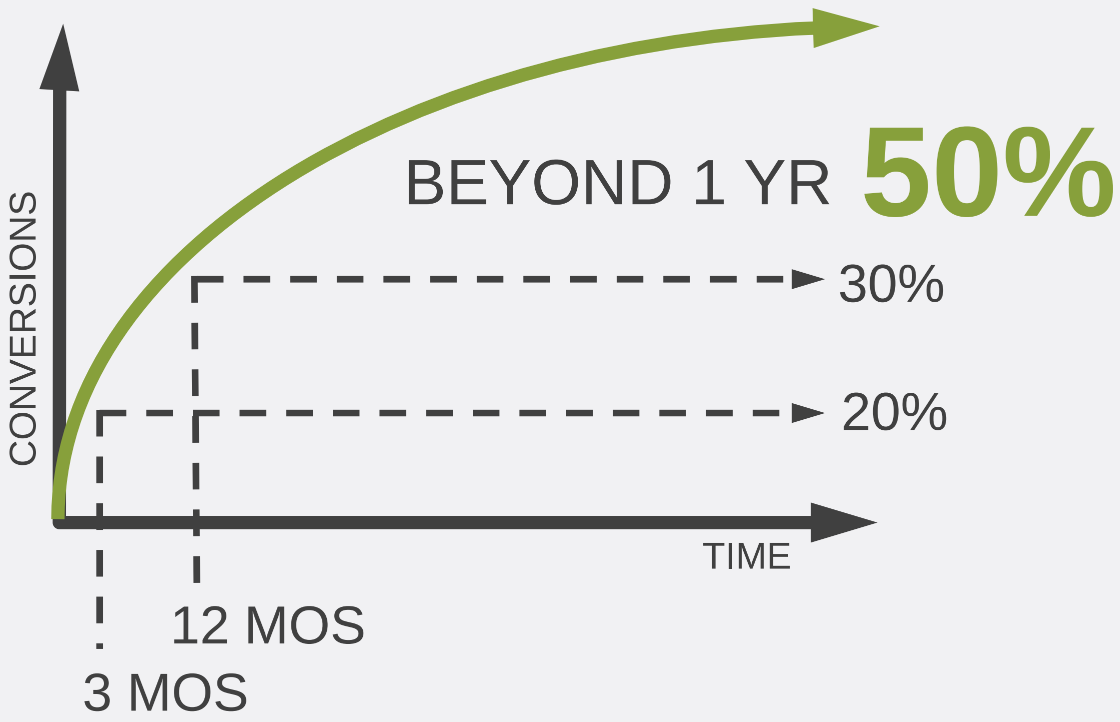
Captivating Consumers Drives Lead Conversion

ZipRealty

Today's home buyers and sellers operate on extended timelines.



Systematic updates and notifications promote user loyalty and retention

Ongoing re-marketing leads to user/agent engagement

Half of closes are from leads originated more than 12 months earlier

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Zap Predicts – Algorithmic Lead Scoring

ZipRealty

Analysis of consumer usage and behavior data scores users' transaction readiness and identifies specific service needs.

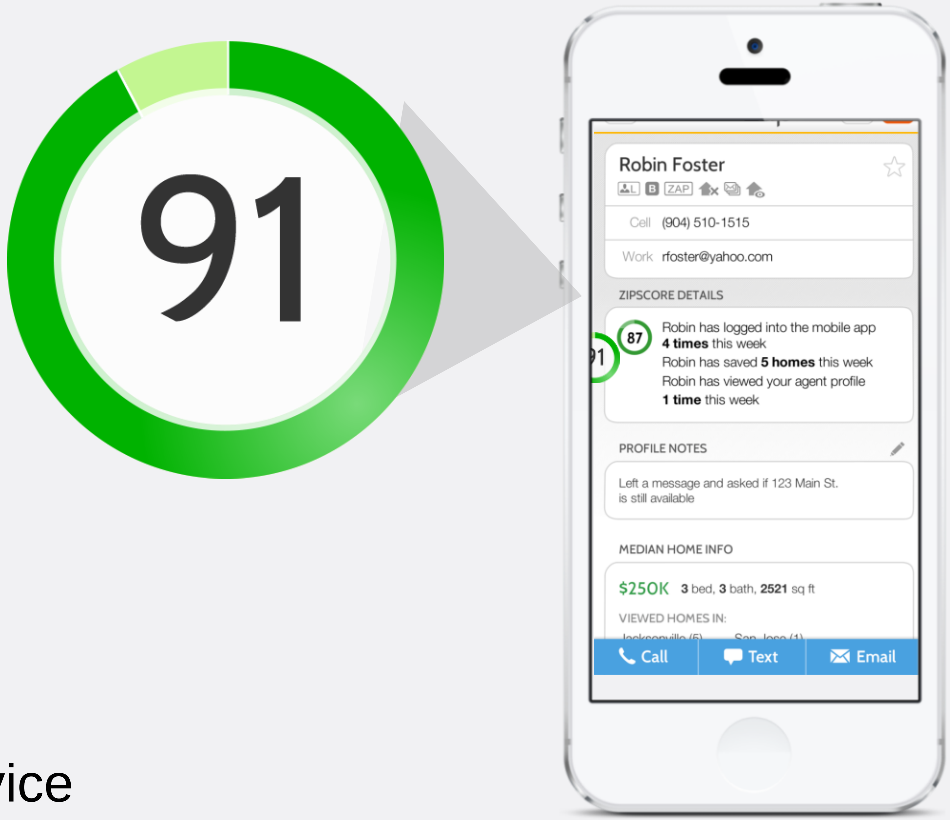
Automated Zap Score rates each user's likelihood to buy or sell

Detailed insight into the behaviors behind each users' Zap Score

Updated and available anywhere

Customized scripts and follow up plans to guide agent service

Intelligent



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Predicting Readiness Saves Time, Guides Effort

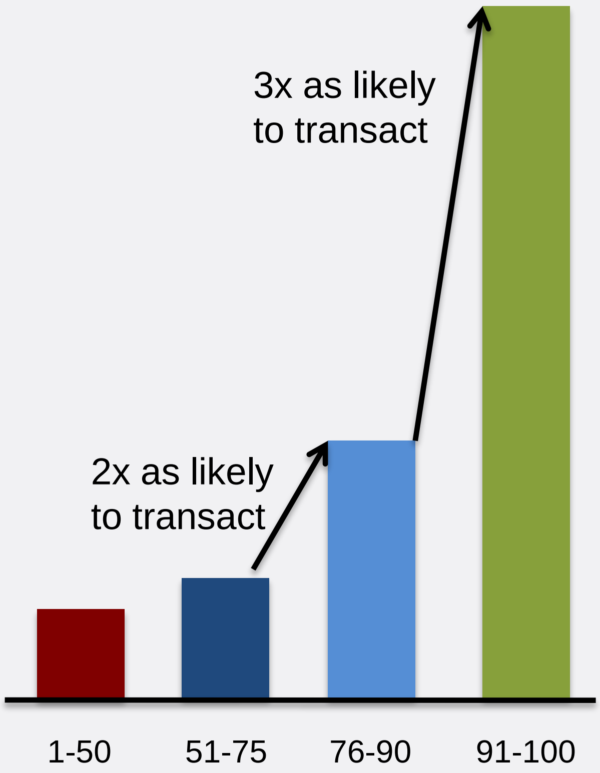
Zap Score based on 15+ years of real estate consumer behavior data

End-to-end system captures verified data from first search through closed transaction

Clients rankings trigger customized and automated marketing outreach

Zap email open rate of 38% vs. industry average of 22%

Likelihood to Transact, Next 90 Days
According to Zap Score ranges



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Zap Informs – Visibility to Guide Decisions

ZipRealty

Automated analysis and action plans to help agents and brokers grow.

Centralized database of client status, activity, interests and agent/client communications

Searchable and sortable client pool linked to marketing tools

Dashboards and reports help brokers assess marketing performance, customer behavior and agent activity

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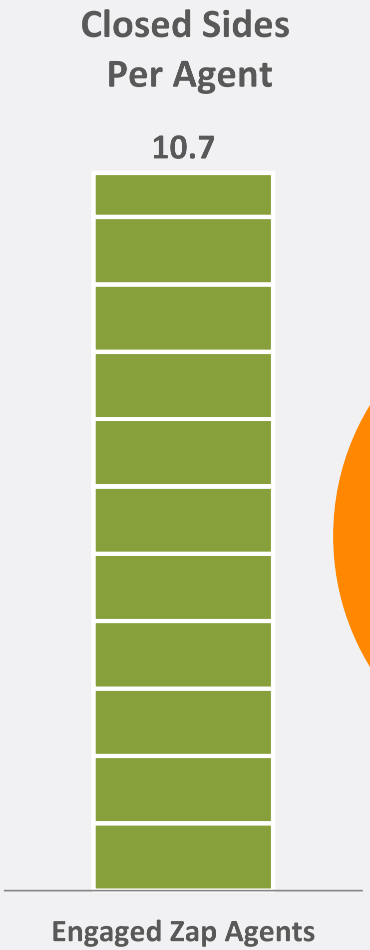
Informing Users Contributes to Productivity

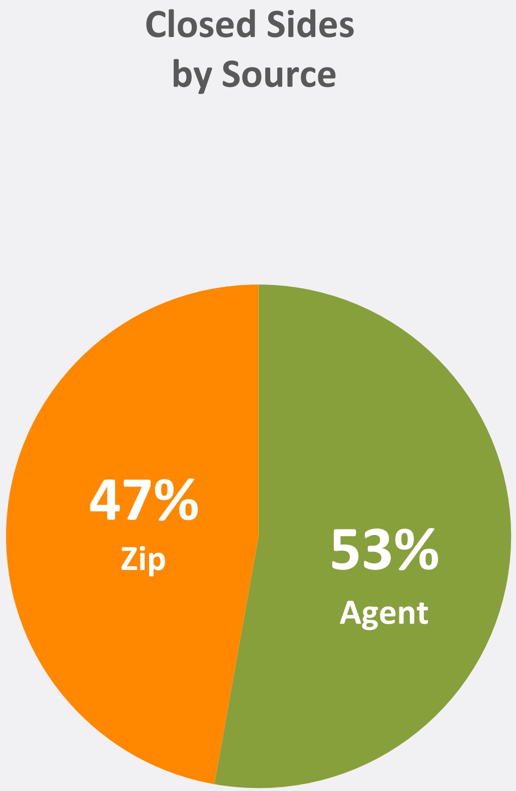
ZipRealty

Communication and interaction with active clients is organized, tracked and available on any device

Needs of emerging customers are flagged and matched to scripts and follow up plans

Users exhibiting lower near-term intent to transact are incubated with automated and personalized communications delivered by Zap





Figures for 12 months ended June 30, 2014. Engaged Zap Agents defined as all ZipRealty agents having >6 mos. tenure, >24 Zap log-ins per week, and >700 clients in their Zap database; and represented 46% of total ZipRealty closed sides in 12 mos. ended June 30, 2014.

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Zap Connects – Seamless, End-to-End Platform

ZipRealty

The power and intelligence of Zap draws from its integrated design.

Consumers connect to relevant information and high impact agent and brokerage marketing

Agents connect to new and existing clients, and uncover valuable information about client needs

Brokerages connect to agents seeking tools and support to grow their business

Free brokerages from challenge of connecting and managing disparate technology systems

Single, Connected Platform Provides Efficiency

ZipRealty

Brokerages able to field a competitive mobile and web experience for users

A technology platform that helps agent recruitment and retention

Avoid cost and headache of systems integration within and across the brokerage

Resources and attention can be directed to higher return areas

According to the National Association of REALTORs

- 42% of REALTORs spend in excess of $1,000 annually on real estate technology
- The typical REALTOR spent $848 last year on real estate technology
- 58% of Brokers spend in excess of $1,000 annually on real estate technology
- The typical Broker spent $1,410 on real estate technology last year

2015 Key Initiatives

- Roll out Zap base product platform to 300 RFG franchisees
- Extend Powered by Zip (PbZ) footprint through NRT footprint
- Enhance Zap product with feature upgrades, added functionality, and always-improving usability
- Develop once-for-all integrations between Zap and premier third-party systems and tools
- Launch Zap Store with internally- and externally-developed apps, including marketing services/lead generation
- Organize product and technology team to accelerate momentum
- Deploy training and customer support to serve Zap franchisees, agents and consumers

What ZipRealty and Zap will look like in 2017

- The most widely-used digital platform in residential real estate
- A core component of increasingly attractive RFG brand value propositions
- Contributor to franchise network growth, and agent and franchisee productivity
- Center of an ecosystem delivering innovation and additional products/services via the Zap Store
- Source of new non-royalty revenue and EBITDA through Zap Store
- Lean, nimble and forward-looking product and technology team, backed by industry's leading company

Bruce Zipf

President and
Chief Executive Officer

NRT

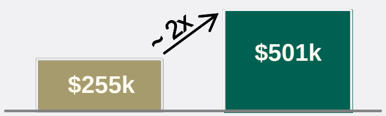
Leader in Key Real Estate Markets

NRT

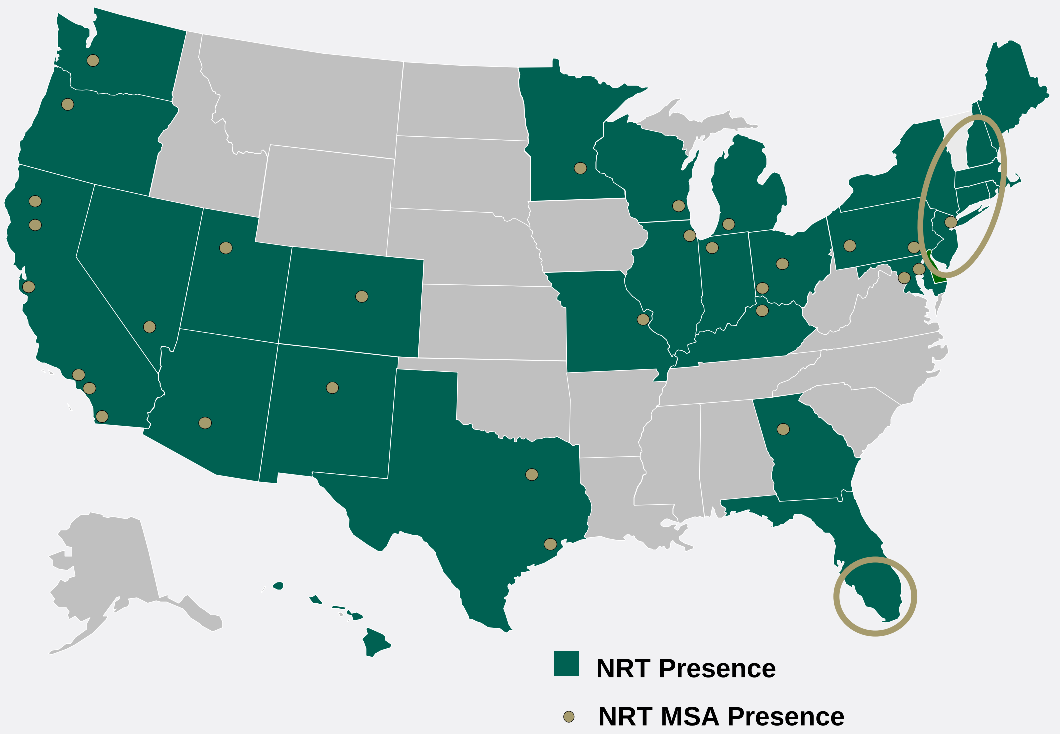
Business Overview

- World's largest residential real estate brokerage company
  - 725 offices
  - 45,000 sales associates
  - $154 billion in sales volume in 2014
  - Ranked No.1 or No.2 in most of its markets

- **2014 Average Sales Price Comparison**



- **Provider of Real Estate related services:**
  - PHH Home Loans J.V.
  - Property Management
  - Insurance
  - Commercial
  - Title Services
  - Resort Rental
  - Home Warranty



[1] National Association of Realtors Average Sales Price

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How NRT Generates Revenue

NRT

2014 Key Revenue Drivers

Homesale Sides
308,332

x

Avg. Homesale Price
$500,589

x

Average Broker Commission Rate
2.47%

+

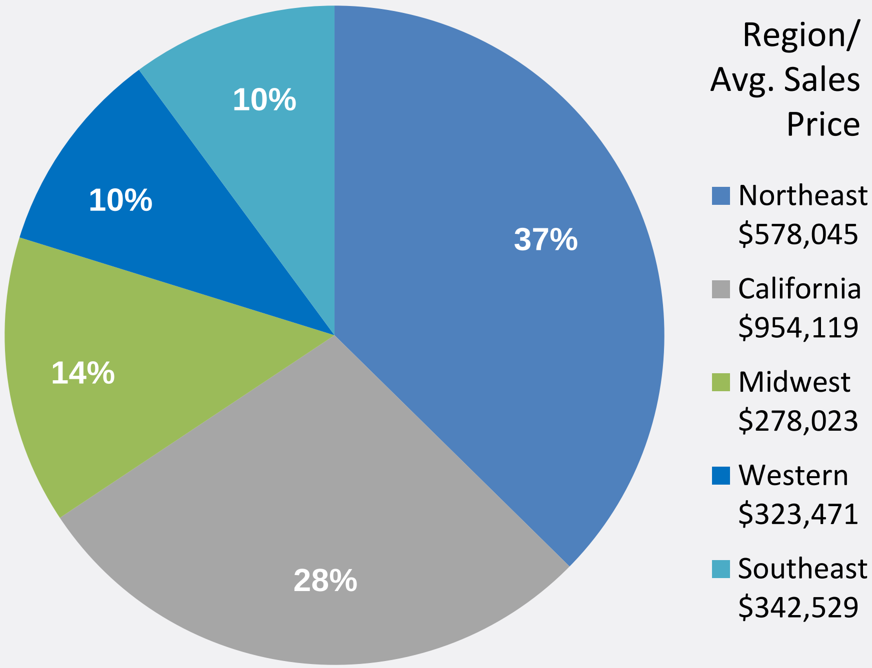
Non-sides Related GCI and
Other Revenue
$268M

=

Total Revenue
$4,078M

2014 Net Revenue Distribution

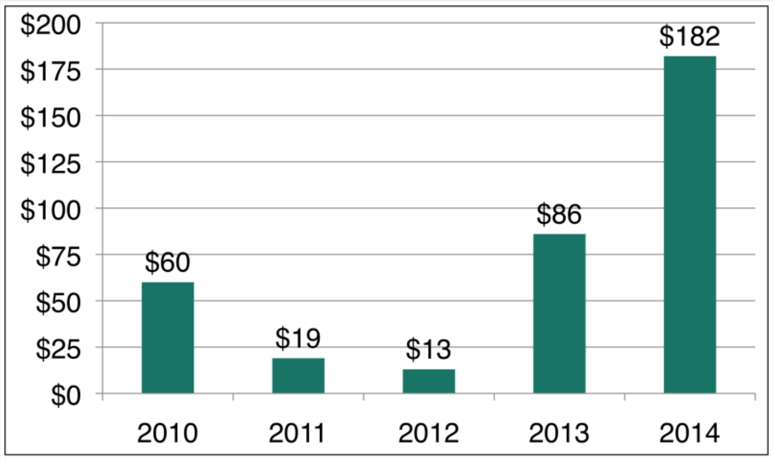
$4.1 Billion Total Revenue in 2014



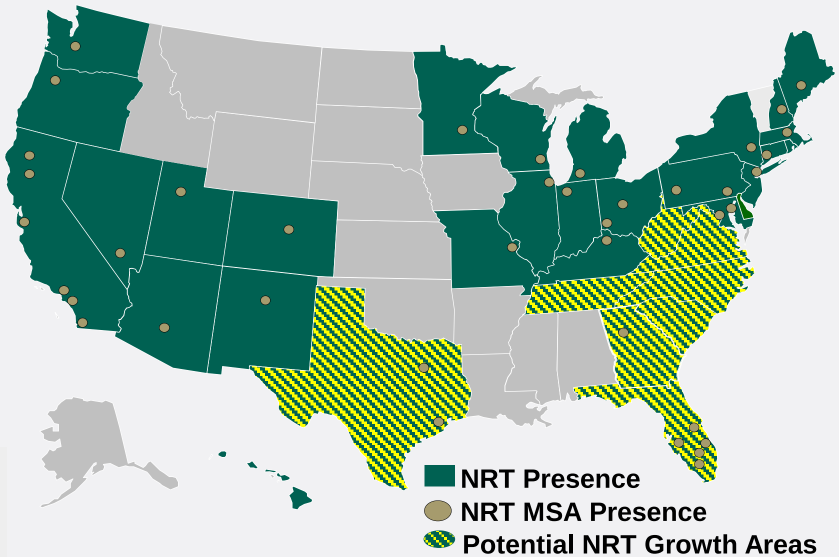
Acquisition Growth Strategies

Acquire Real Estate Companies to Expand and Enhance NRT's Footprint

Gross Commission Revenue ($ in millions)



Number of Acquisitions	9	13	7	15	17



NRT Net Contribution of Large 2014 M&A	($ in millions)
Revenue	$114
Revenue Net of Commissions	38
Royalty to RFG	(6)
Acquisition Related Expenses	(24)
EBITDA to NRT	$8
Net EBITDA to Realogy	$14

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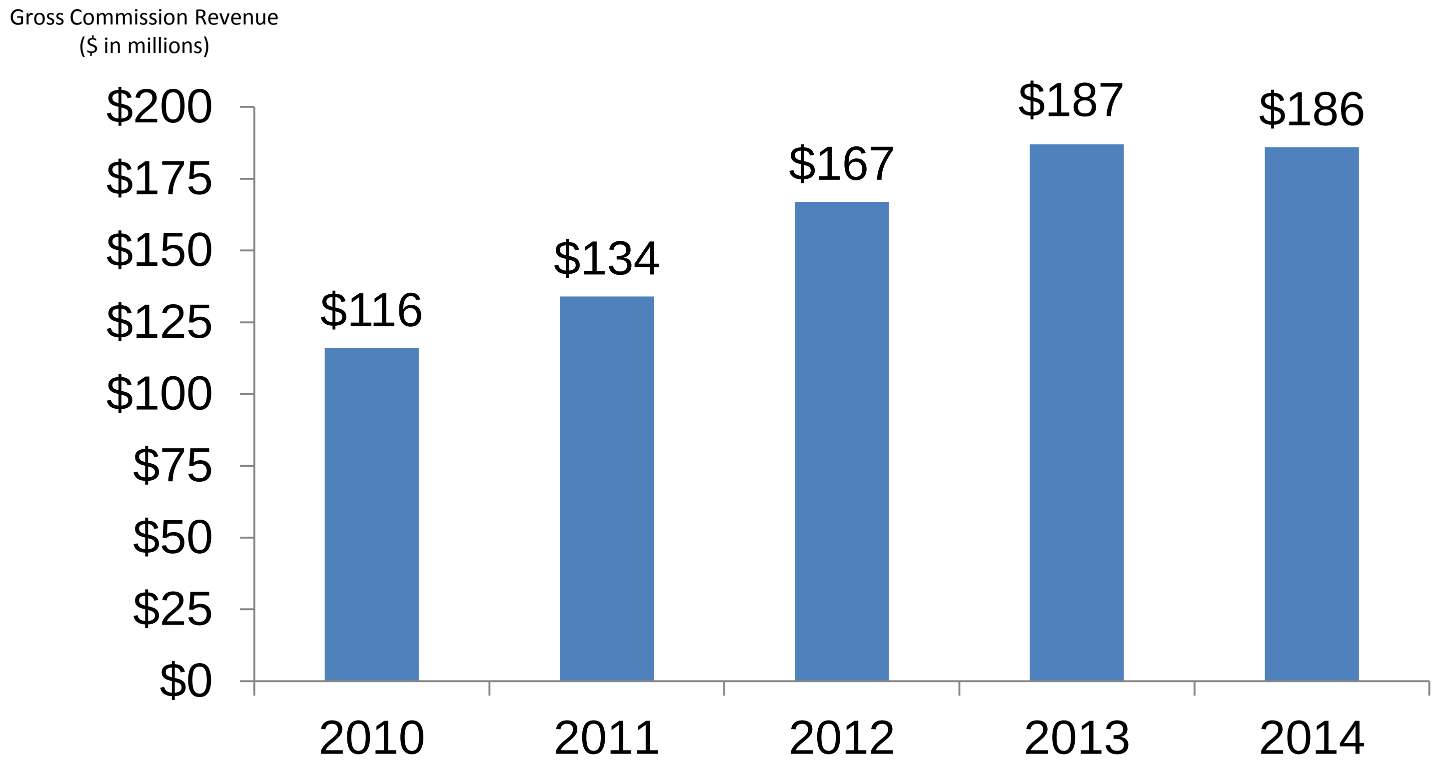
Organic Growth Strategies

Recruiting Productive Agents



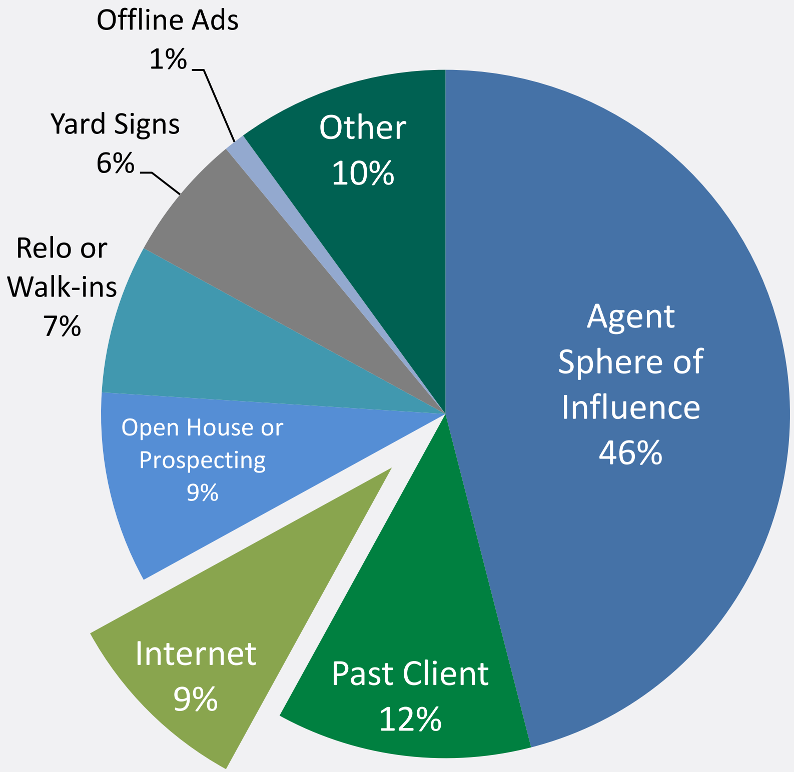
	2010	2011	2012	2013	2014
New Sales Associates [1]	7,323	7,491	7,998	9,153	9,360
GCI/Agents (000's)	$16	$18	$21	$21	$20

[1] Excludes Sales Associate Disassociations

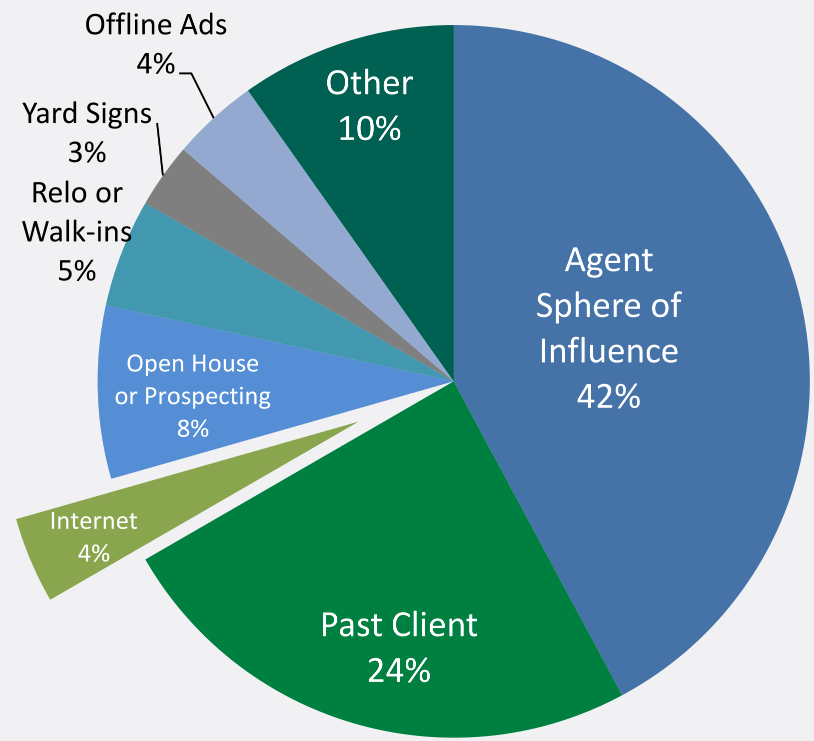
Where Our Business Originates:

Sales Associate Sphere of Influence Remains the No. 1 Source of Business

Where **BUYERS** find their Sales Associate



Where **SELLERS** find their Sales Associate



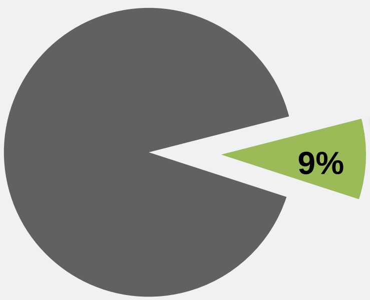
Source: National Association of Realtors 2014 Profile of Home Buyers and Sellers

Leverage Technology to Enhance Revenue

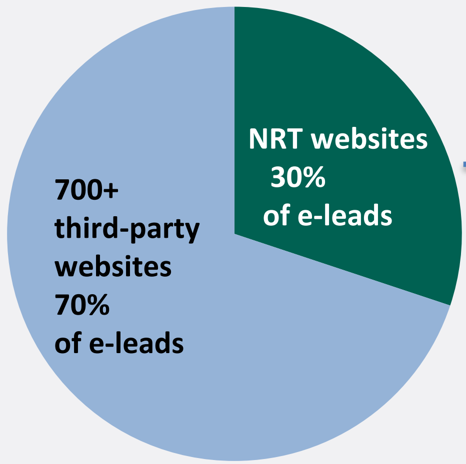
NRT

To generate more real estate leads through our various Company websites and focus on better lead conversion though upgrading our contract relationship management platforms:

9% of buyside leads come from the Internet



Leads are generated by third-party sources and company websites



1.65 million e-leads generated in 2014

70% direct to listing agent (1.15 Million leads)

30% sent to call center for review (.5 Million leads)

160,000 leads assigned to e-agent from call center

4,600 closed transactions

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Source: NRT proprietary data

Leverage Technology to Enhance Revenue Opportunities

Utilize ZipRealty.com / Zap to Generate / Manage Referrals to NRT's Powered By Zip (PbZ) Agents

At Acquisition: NRT (Coldwell Banker)
4 PbZ CB NRT locations
all in traditional CB NRT markets

At Acquisition: ZipRealty
23 ZipRealty owned offices
17 in traditional CB NRT markets

Post-Integration:
1,800+ Zip/PbZ agents across NRT

- Newest Location: Tuscon, Arizona

  (traditional NRT market, pre-existing PbZ market)

- Future Locations: NRT will methodically grow PbZ presence:

  - across traditional NRT markets
  - into select non-traditional NRT Coldwell Banker markets (complementing Austin, Houston, Las Vegas, Portland, Richmond, and Seattle)

Different Economics Between Agent-Generated vs. Company-Generated Lead Transaction

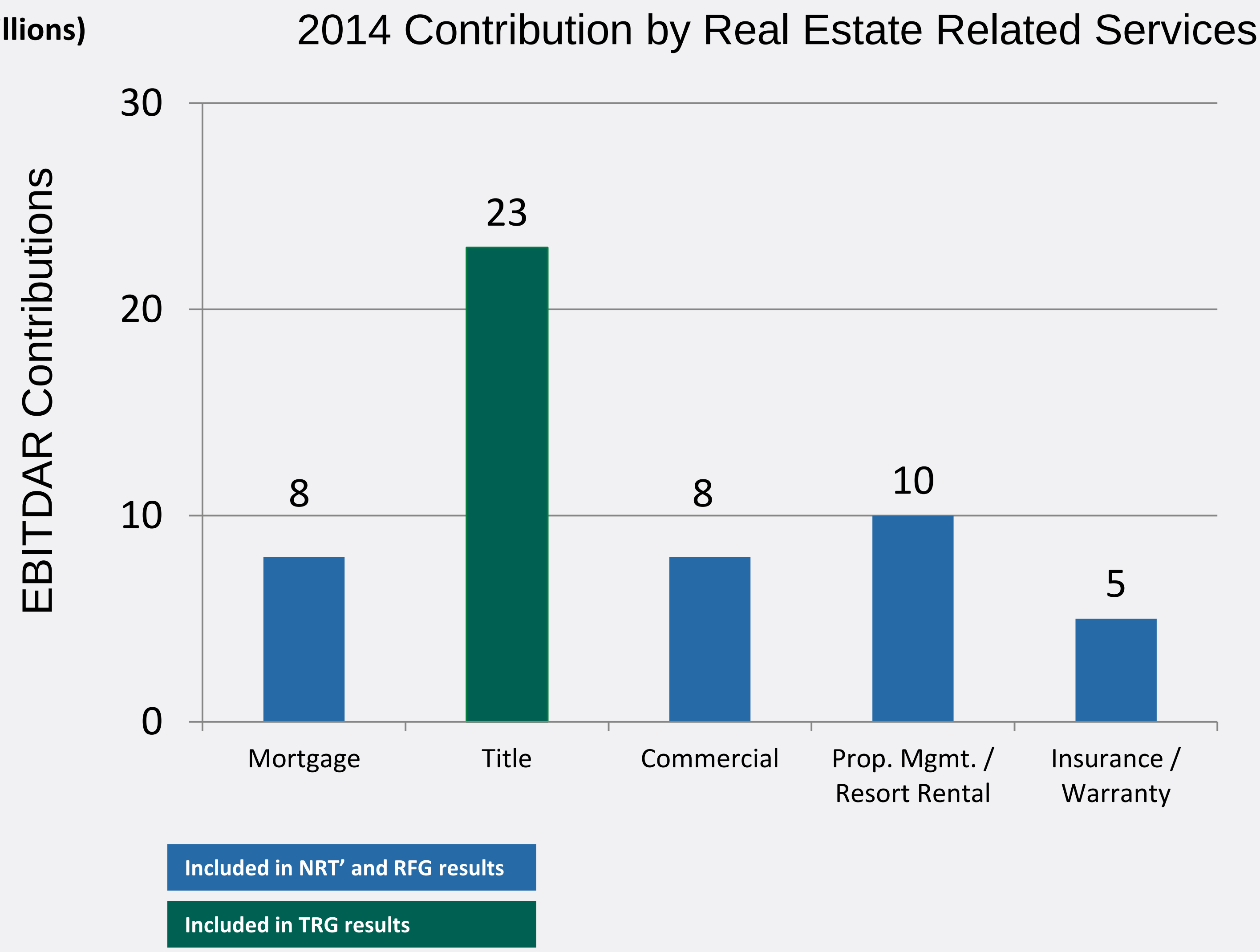
Illustrative Purposes Only

		Agent Generated Lead		Company Generated Lead
Home Price		$300,000		$300,000
Gross Commission (one side)	2.5%	$7,500	2.5%	$7,500

Referral Fee			35%	$2,625
Company Retention	30%	$2,250	40%	$1,950
Gross Profit Net of Commission		$2,250		$4,575
NRT Gross Profit /Gross Commission		30%		61%

Leverage Footprint to Enhance Real Estate Related Services

($ in millions)



EBITDAR: Earnings Before Interest, Taxes, Depreciation, Amortization, and Royalty

Key Business Initiatives to Improve Long-Term EBITDA Margin

- Utilize NRT's competitive advantage to recruit, retain and develop productive sales associates
- Execute our acquisition strategies for existing and new real estate markets
- Leverage technology to improve revenue and enhance operating profitability
- Maximize related real estate services contribution

What NRT will look like in 2017

- Grow profitable market presence in existing markets
- Increase presence in a greater number of the largest U.S. markets, with a metric-driven "new market" growth strategy guided by market-specific long-term economic trends
- Deliver substantially more company-generated business opportunities to our independent contractor base, fully leveraging all available lead sources as well as our integrated agent productivity suites
- Grow primary and related services, with a growth emphasis on property management
- Serve the real estate related needs of a much greater number of customers across a wider variety of markets and service lines

Break

Kevin Kelleher

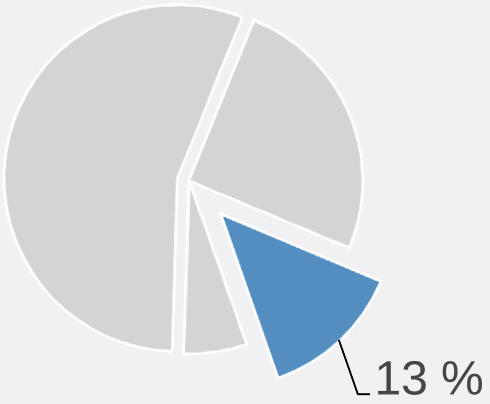
President and
Chief Executive Officer

Cartus

Leading Global Relocation Services Company

CARTUS

- Outsource provider of global mobility services
- Manages residential real estate transactions at departure and destination points
- Broad portfolio of wing to wing relocation services



Cartus Contribution to Realogy Adjusted EBITDA

Leading Global Relocation Services Company

CARTUS

- Integral to the Realogy business model
- Top 25 clients have an average tenure of 19 years[1]
- Broad and growing international reach (149 countries in 2014) and product portfolio
- Customer base includes 56% of Fortune 50 companies[1]
- Performance-based broker network is largest in the U.S.

AON ExxonMobil NYSE CATERPILLAR P&G BRITISH AIRWAYS NAVY FEDERAL Credit Union PHILIPS CISCO DISCOVER

[1] As of 12/31/2014

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Key Revenue Drivers

CARTUS

Client Transactional Fees

Initiations x Average Fee

\+

Household Goods and Moving Company Commissions

\+

Real Estate Referral Fees

Referrals x Average Referral Fee

\+

Other Revenue[1]

=

Total Cartus Segment Revenue

[1] Other revenue includes net interest income on funds advanced to transferees, policy advisory fees, and other items.

Three Distinct Verticals

CARTUS

Corporate

(Employees of Corporate Clients)

Affinity

(Members)

Broker to Broker

(Agents with Retail Customers)

Cartus

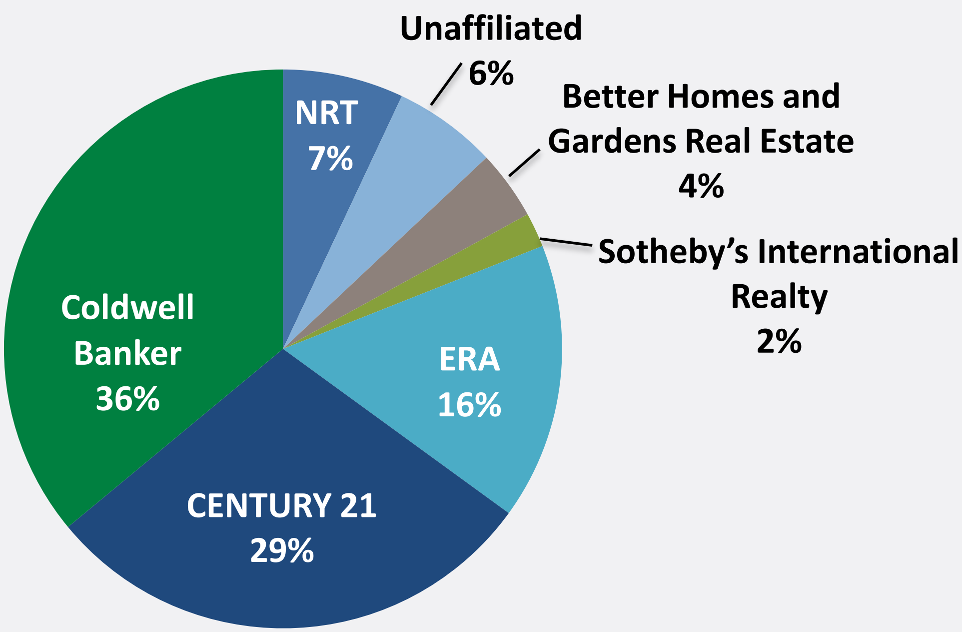
- Policy Consultation
- Advocacy
- Brokerage/Agent Selection
- Quality Control

CARTUS Broker Network

Century 21 | ERA Real Estate | Better Homes and Gardens Real Estate | Sotheby's International Realty | Coldwell Banker

Referrals Provide High Quality Leads to Realogy Family

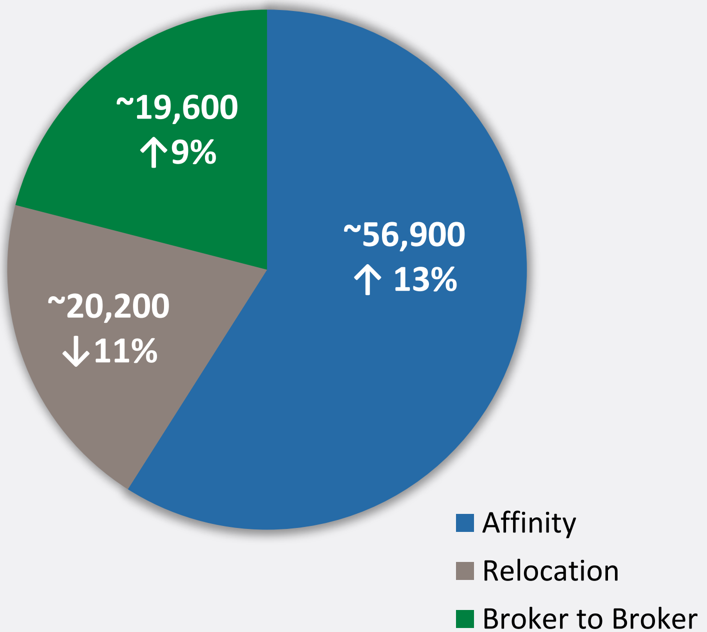
Network Referrals



- ~800 broker markets
- 94% of network brokers are affiliated with Realogy brands

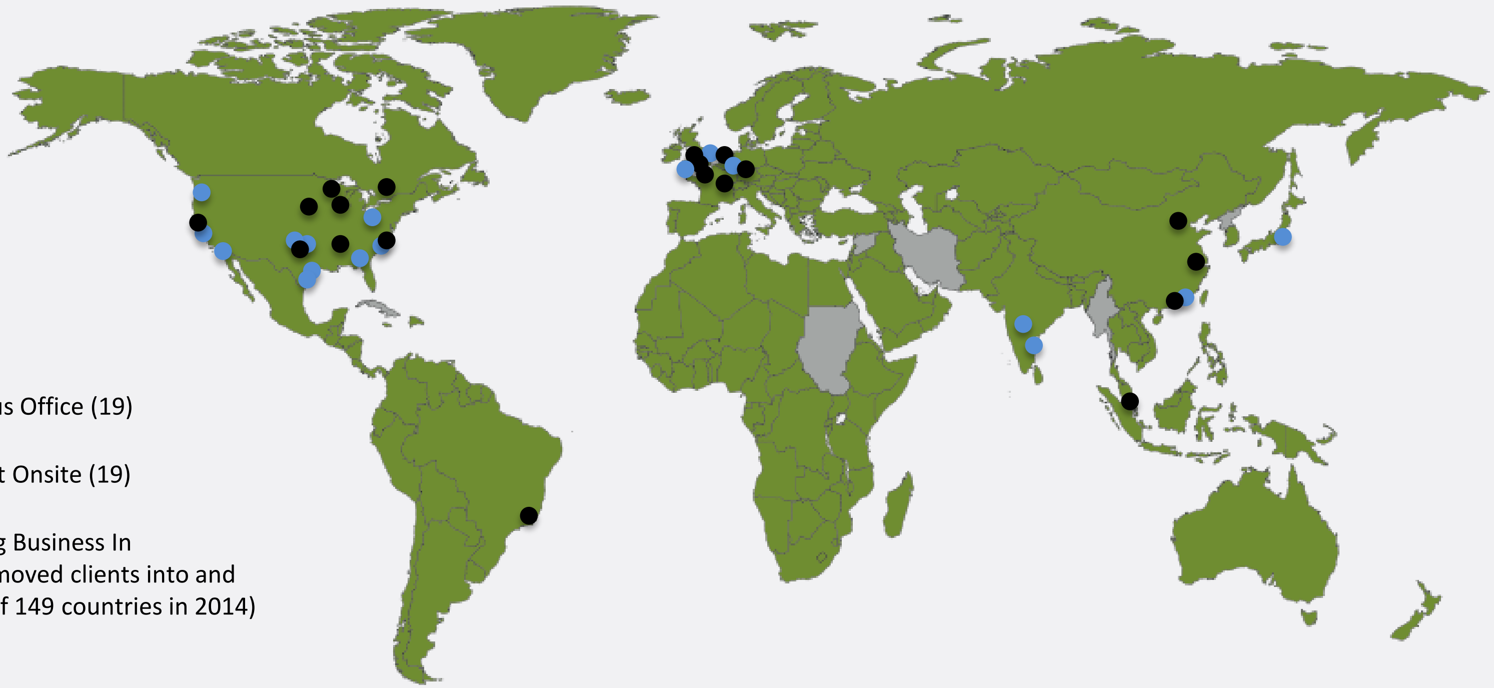
2014 Closings by Business Unit

~96,800 closings ↑7%



Global Footprint

CARTUS



Cartus Office (19)

Client Onsite (19)

Doing Business In
(we moved clients into and
out of 149 countries in 2014)

Top 10 Client Departure Locations (2014)	
United States	Singapore
India	France
United Kingdom	Germany
China	Switzerland
Canada	Australia

Top 10 Client Destination Locations (2014)	
United States	India
United Kingdom	China
Singapore	Netherlands
Germany	Hong Kong
Switzerland	Canada

Strategic Initiatives: 2015 and Beyond

CARTUS

Drive Profitable Organic Growth

- Expand existing client relationships
- Grow mobility market share
- Grow Affinity services
- Grow Broker to Broker referrals

Expand Adjacent Revenue Growth Opportunities

- Language training
- Immigration services

Pursue Margin Enhancing Initiatives

- Process improvement
- Increase efficiencies
- Improve price competitiveness

Expand Global Footprint

- Latin America
  - (São Paulo, Brazil, Feb. 2015)
- India

Maintain Brand Reputation as Superior Provider and Market Leader

- Invest in client/customer facing technologies
- Integration of mobile technologies
- Attract, train, and retain talent worldwide

What will Cartus look like in 2017

- Grow globally through new and expanded corporate relationships
- Grow network referrals through Affinity growth
- Built new revenue through adjacent channels
- Reduced expenses and improved margins

Don Casey

President and
Chief Executive Officer

Title Resource Group

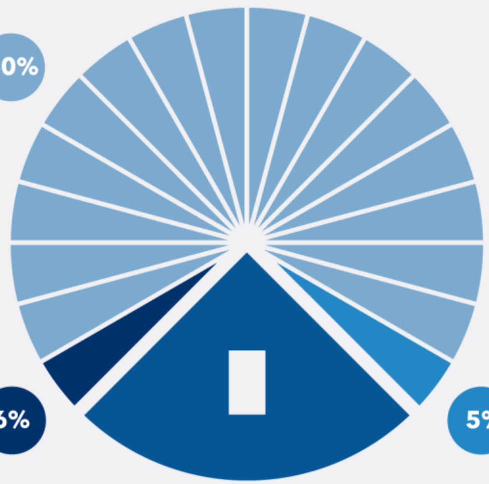
A Leading Provider of Title and Settlement Services

TRG Title Resource Group

Channel Contribution of 2014 EBITDA

DIRECT OPERATIONS 60%

Over 340 title and Settlement Offices complimenting NRT. Focused on capturing volume from NRT's Real Estate Agents



RELOCATION SERVICES 6%

Provides title services to Cartus transferees with strong service content

LENDER CHANNEL 5%

A National Lender Services Company providing a streamlined Private Labeled refinance closing experience to financial institutions

29%

UNDERWRITER

The nation's 6th largest underwriter (licensed in 28 States). Services TRG direct operations, large Independent Title Agencies, and Real Estate owned title agencies

- *Premium Growth '08 -'14 of 171%*
- *Claims Rate of 1.8% well below Industry Average - '14*

Key Revenue Drivers

Total Purchase and Refinance Fees

Purchase and Refinance Closing Units x Title and Escrow Fees

\+

Title Insurance Underwriter Fees

Total Title Premium x Underwriter Fees

\+

Relocation Service Fees

\+

Other Revenue

=

Total TRG Segment Revenue

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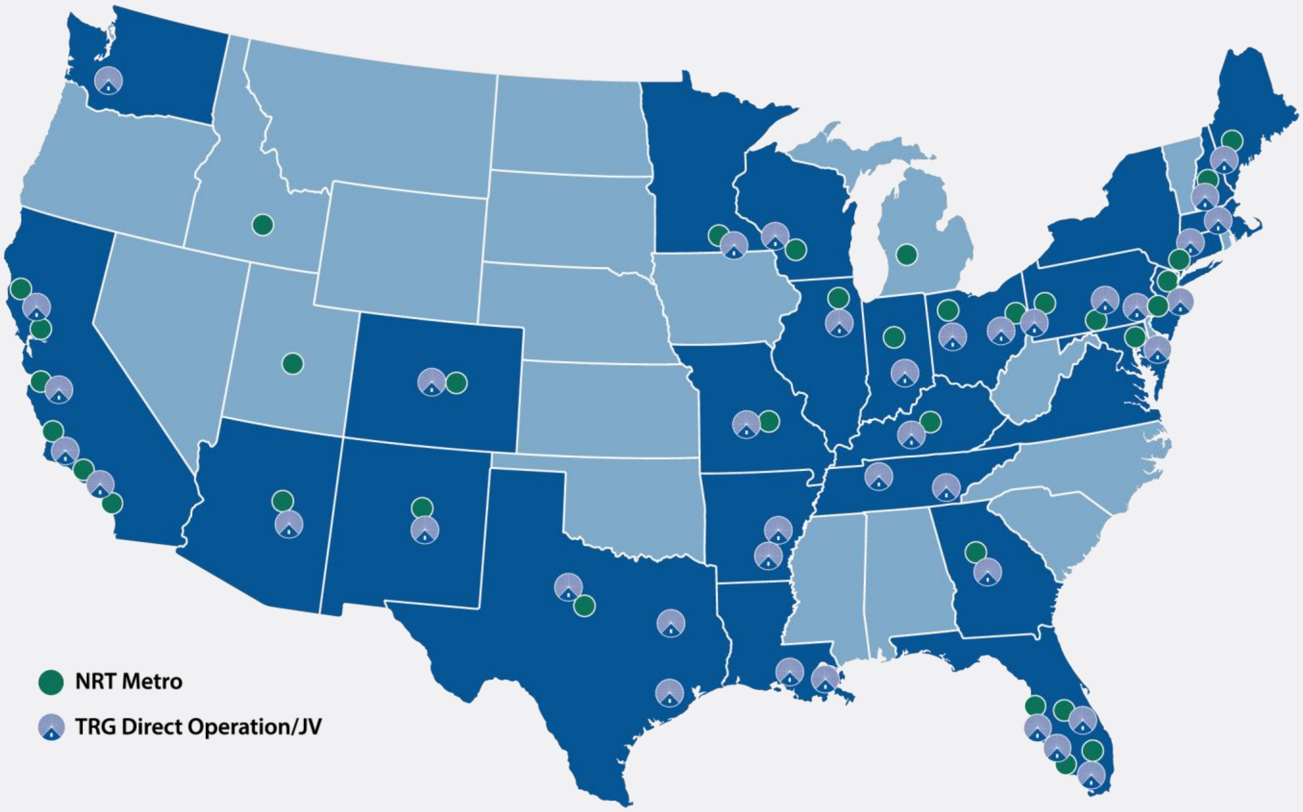
TRG Family of Companies

TRG Title Resource Group

Current Footprint



ARIZONA
Catalina Title Agency
Equity Title Agency, Inc.

ARKANSAS
Mercury Title

CALIFORNIA
Cornerstone
Equity Title
First California Escrow
Progressive Title
TRG Services, Escrow Inc.
West Coast Escrow

COLORADO
Guardian Title Agency

FLORIDA
Sunbelt Title

GEORGIA
Regency Title Company

ILLINOIS
Burnet Title Chicago

INDIANA
Burnet Title Indiana
First Advantage Title
Riverbend

KENTUCKY
Metro Title

LOUISIANA
Equity Closing
Platinum Title and Settlement Services

MAINE
Great East Title Services
Market Street Settlement Group

MARYLAND
Mid-Atlantic Settlement Services
NRT - Maryland

MINNESOTA
Burnet Title Minnesota

MISSOURI
U.S.Title

NEW HAMPSHIRE
Horizon Settlement Services
Great East Title Services
Market Street Settlement Group
St. Mary's Title Services

NEW JERSEY
NRT Title Agency
Title Resource Group Settlement Services LLC
TRG Settlement Services LLP

NEW YORK
Skyline TRG Title Agency

OHIO
Quality Choice Title
Residential Title Agency

PENNSYLVANIA
Guardian Transfer
Keystone Closing Services
Keystone Title Services

TEXAS
Access Title
American Title
Texas American Title

VIRGINIA
Mid-Atlantic Settlement Services

WASHINGTON
CW Title

WISCONSIN
Burnet Title Milwaukee

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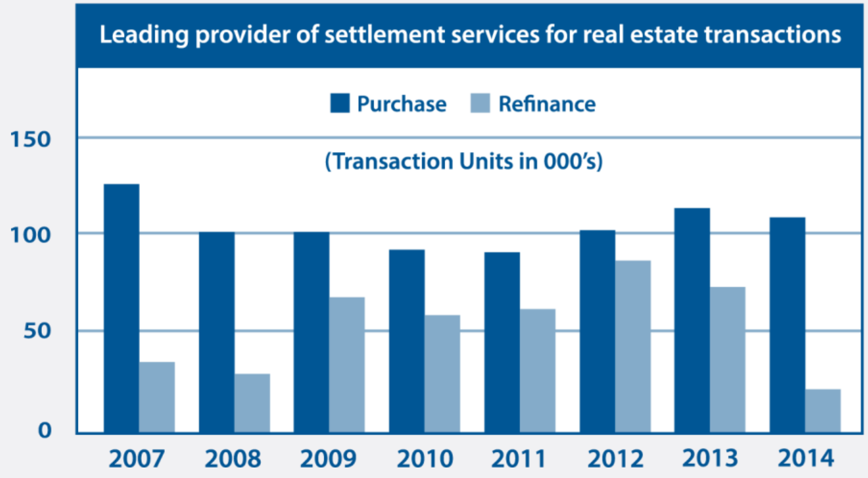
Purchase vs. Refinance

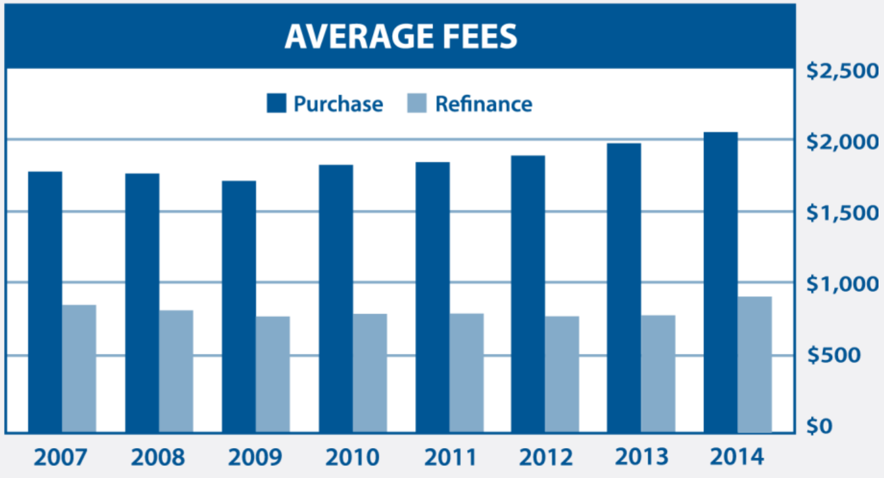
PURCHASE

- We are driven by Affiliated business Purchase Model
- Our purchase focus has two benefits:
  - A more stable base
  - Higher average fees
- Purchase activity follows real estate seasonality

REFINANCE

- Refinance activity correlates to interest rates, not seasonality
- The major lenders and local regulations keep refinance fees low
- Given fluctuations in interest rates, we are always opportunistic in regards to refinance activity
- To service refi volume, we maintain a flexible workforce model





Building Value one Transaction at a Time

NRT

41% Capture Rate
Impact: + 1% Capture = $1.3 Million EBITDA

3 Year Plan – 50% Capture
- Build value for NRT agents through exceptional closings
- #1 Focus is to grow in lock step with NRT

  - Organic – recruit sales reps for broader office coverage
  - Acquisition – acquire local agencies to cover NRT acquisitions
  - Technology – leverage and integrate tools with NRT
  - ZIP – build service delivery model for NRT zip agents

1% NRT growth in sides = $750,000 in TRG EBITDA

TITLE RESOURCES

Value Circle Contribution
- Grow with TRG success (capture rate and market growth)
- Expand state licensure in line with TRG's expansion
- Underwrite established franchise owned title companies

Existing Independent Title Agents:
- Represents 51% of premiums in 2014
- Strategic, well established relationships
- Focus on the support of real estate affiliated title companies
- Sales focus on large, high quality agents

Unaffiliated Business Expansion

- Diversify through third party unaffiliated business – 42% in 2014
  - Organic – Recruit sales reps with outside business
    – Market to RFG franchisees in TRG footprint
  - Acquisition – Target select markets with strategic benefits

Tony Hull

Executive Vice President,
Chief Financial Officer
and Treasurer

2011-2014 Financial Progress

REALOGY

$ in millions Year Ended Dec 31st	2011	2012	2013	2014	2011-2014 CAGR
Revenue	$4,093	$4,672	$5,289	$5,328	9%
Adjusted EBITDA[1]	$571	$674	$796	$779	11%
Cash Interest (excluding securitizations)	$602	$562	$305	$243	-26%
Free Cash Flow[1]	$(143)	$(224)	$421	$367	NM
Net Corporate Debt[2] (excluding securitizations)	$7,007	$3,990	$3,669	$3,597	-20%
Net Corporate Debt/Adjusted EBITDA	12.3x	5.9x	4.6x	4.6x	NM

1 Please see Slides 85 - 87 for definitions of these non-GAAP financial measures, a reconciliation of these measures to their most comparable GAAP measures, and the Company's explanation of why it believes these non-GAAP measures are useful to investors.
2 Net Corporate Debt represents total long-term corporate debt, including short term portion, net of cash and cash equivalents.

RLGY Homesale Transaction Volume Has Consistently Outperformed Market

REALOGY

$ in millions	2012	2013	2014
NAR Existing Homesale Units	4.66M	5.09M	4.94M
% change	9%	9%	-3%
NAR Average Sales Price	$225K	$246K	$255K
% change	5%	9%	4%
NAR 2012-2014 Transaction Volume			30%
RLGY Homesale Sides	1.28M	1.40M	1.37M
% change	10%	10%	-2%
RLGY Average Sales Price	$266K	$287K	$306
% change	7%	8%	7%
RLGY 2012-2014 Transaction Volume			38%

Source: Existing homesale transaction volume based on National Association of Realtors.

Segment EBITDA Summary

REALOGY

Overall 2014 Cost Structure – 76% Variable / 24% Fixed[1]

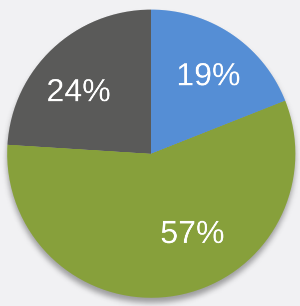
$ in millions	RFG	NRT	Cartus	TRG
Revenue	**$716[2]**	**$4,078**	**$419**	**$398**
Costs:				
Variable	31[3]	3,147	241	230
Fixed	137	746	76	132
Subtotal	168	3,893	317	362
Mix by Business				
Variable	18%	81%	76%	64%
Fixed[4]	82%	19%	24%	36%
National Marketing Expense / (PHH HL JV)	$ 85[5]	(8)[6]	--	--
Total Reported Costs	$253	$3,885	$317	$362
EBITDA	$463	$193	$102	$ 36
EBITDA Margin %	65%	5%	24%	9%

1 Includes corporate expense of $60 million (before early extinguishment of debt).
2 Includes intercompany royalties and marketing fees paid by NRT to RFG of $283 million and included as an expense in NRT. Includes national marketing fund revenue of $86 million.
3 RFG variable costs exclude marketing fund expenses.
4 Fixed costs generally increase annually due to inflation.
5 National marketing fund revenue and expense offset one another.
6 Represents earnings from PHH HL JV.

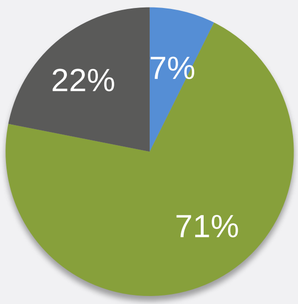
Seasonality of Revenues and EBITDA

2014

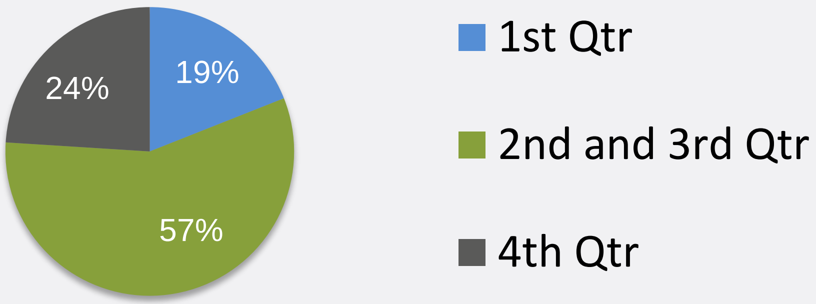
Revenues



Adjusted EBITDA[1]



Transaction Sides



[1] Please refer to Slide 85 for Adjusted EBITDA reconciliation.

2011- 2014 Margin Analysis

REALOGY

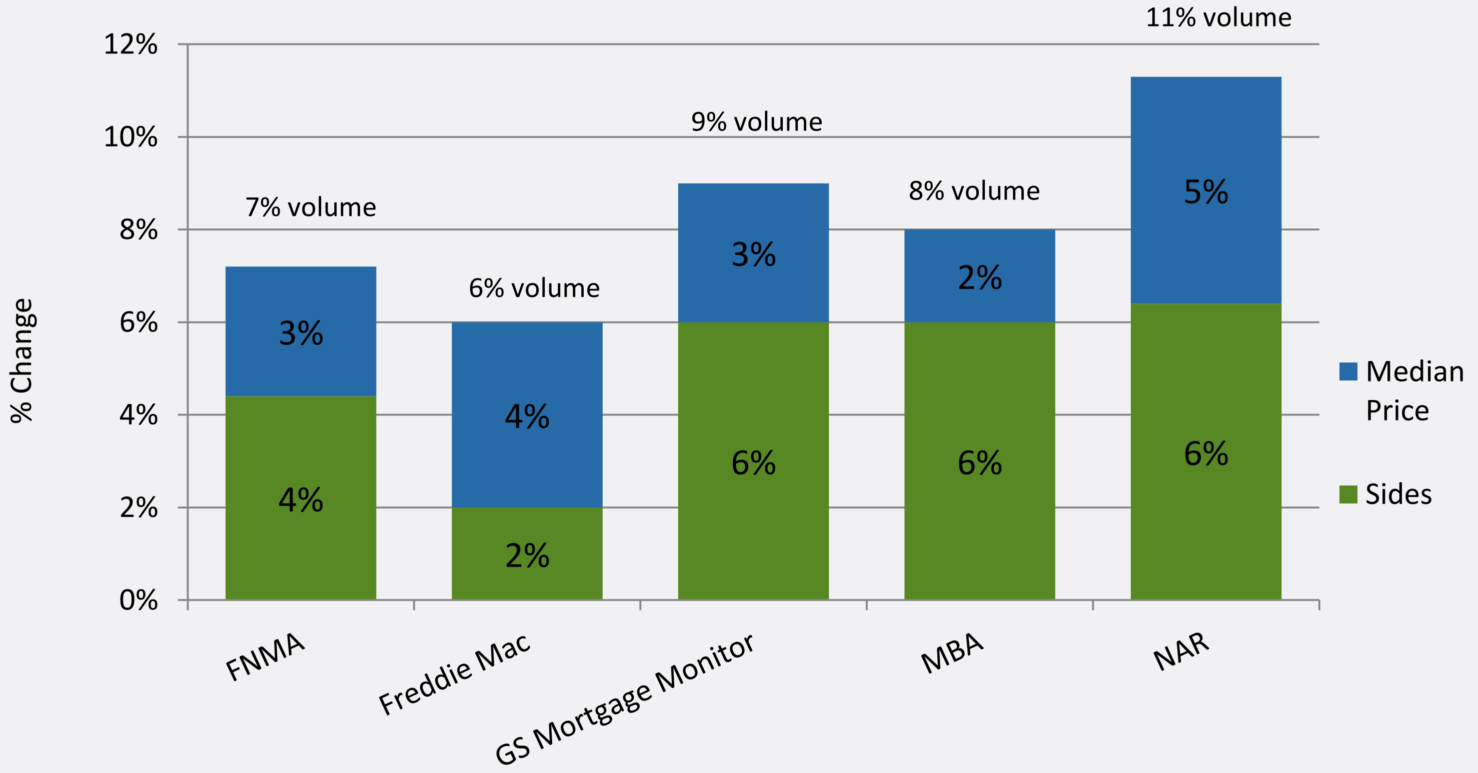
	2011	2012	2013	2014
Revenue	$ 4,093	$ 4,672	$ 5,289	$ 5,328
Adjusted EBITDA[1]	$ 571	$ 674	$ 796	$ 779
Adjusted EBITDA Margin	14.0%	14.4%	15.1%	14.6%
PHH HL Earnings	$ 24	$ 60	$ 24	$ 8
Adjusted EBITDA w/o PHH HL JV Earnings	$ 547	$ 614	$ 772	$ 771
Margin Excluding PHH HL JV Earnings	**13.4%**	**13.1%**	**14.6%**	**14.5%**
Pro Forma 2014 Adjusted EBITDA assuming achievement of full bonus at target and incremental ZipRealty technology costs				$ 740
Pro Forma 2014 Adjusted EBITDA Margin				13.9%

[1] Please refer to Slide 85 for Adjusted EBITDA reconciliation

2015 Existing Homesale Volume Forecasts Vary Widely

REALOGY

2015 Industry Forecasts



NOTE: All forecasts as of February 2015, except NAR and Freddie Mac as of March 2015.

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2015 Margin Sensitivities

REALOGY

Pro Forma 2014 Adjusted EBITDA Margin: 13.9% [1]

2015 Existing Homesale Volume Growth	Potential 2015 Adjusted EBITDA Margin
3% to 5%	13.6% - 13.9%
6% to 8%	13.9% - 14.2%
9% to 11%	14.2% - 14.5%

[1]Please see slide 76 for adjustments to Adjusted EBITDA without PHH HL JV Earning and 2014 Pro Forma Adjusted EBITDA. Potential 2015 Adjusted EBITDA margin reflects the adjustments to 2014 Pro Forma Adjusted EBITDA and inflation and assumes net effective royalty rates and commission splits are relatively flat as shown on slide 81.

Note: Please refer to the Forward Looking Statements on slide 1.

- Realogy converted 47% of Adjusted EBITDA to free cash flow in 2014
- Realogy corporate cash interest declined 20% in 2014 to $243 million, and is expected to decrease to between $205 and $215 million in 2015
- $2.0 billion of NOLs at year-end 2014 will continue to provide for minimal cash tax payments in 2015, expected to total $15 to $20 million
- Capital expenditures relative to EBITDA are modest, with 2015 spending forecast in the $80 to $85 million range
- 2015 cash legacy costs are forecast at $15 to $20 million
- Working capital is expected to be a cash source of $10 to $20 million in 2015

Near-Term Objective to Retire or Refinance Expensive Debt

(Dollars in millions)	Rate	Next Call Date	First Call Price	December 31, 2014
Revolver	L+275			$ 0
Term Loan	L+300 (75bp Floor)			$ 1,871
First Lien Debt	**7.625%**	**Jan 16**	**103.813%**	**$ 593**
1.5 Lien Debt	**9.000%**	**Jan 16**	**104.500%**	**$ 196**
Senior Cash Notes	**3.375%**	**May 16**	**NCL**	**$ 500**
Senior Cash Notes	4.500%	April 19	NCL	$ 450
Senior Cash Notes	5.250%	Dec 21	NCL	$ 300
Total Net Debt (inclusive of $313M of cash & cash equivalents)				$ 3,597

Notes: Does not include securitization debt or related assets. Cash and cash equivalents includes statutory cash required for the title business. Term Loan amount outstanding is net of $16 million discount.

Selected 2014 EBITDA Sensitivities

REALOGY

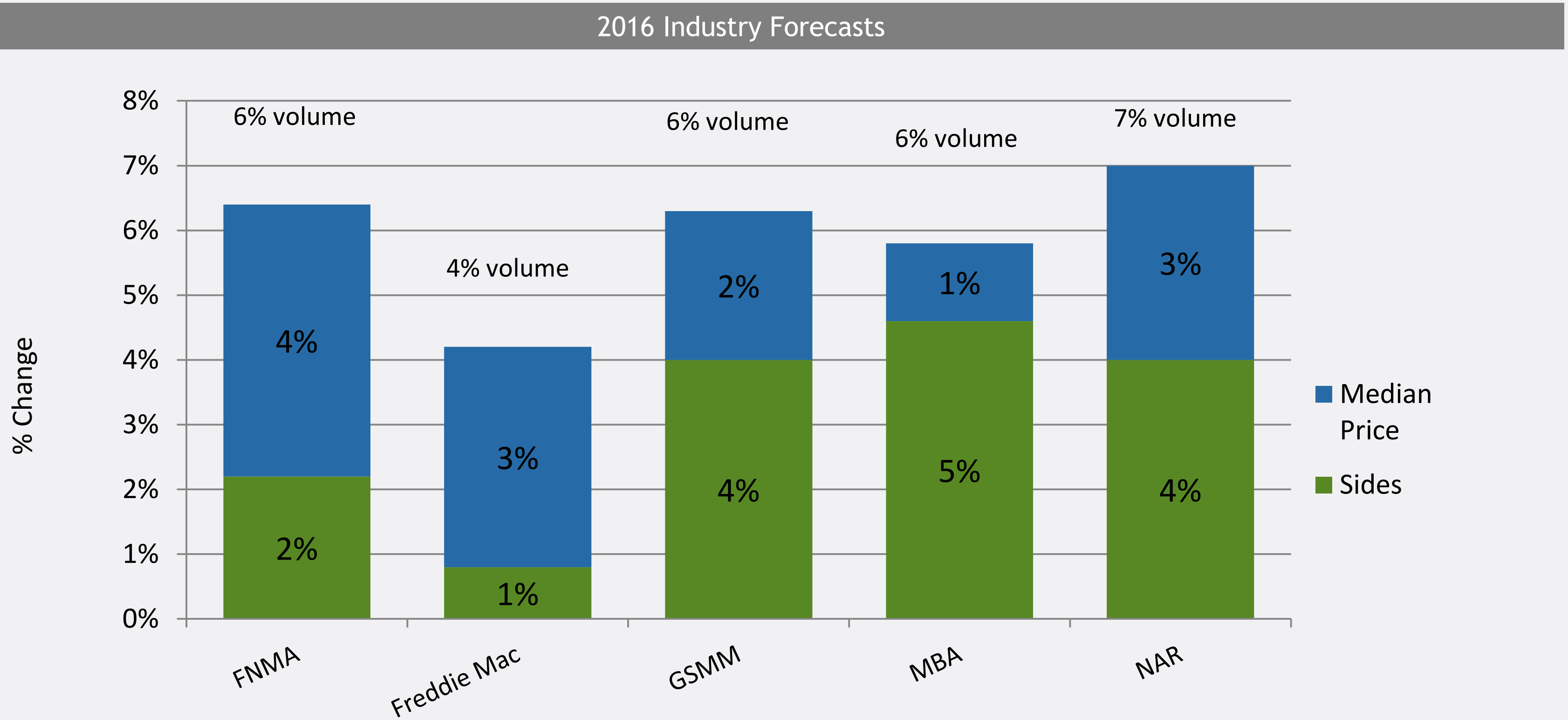
	2014 Metric	Measurement	EBITDA Sensitivity
RFG			
Homesale Sides	1,065,339	100 bps	$3M
Average Sale Price	$250,214	100 bps	$3M
Average Broker Commission Rate	2.52%	1 bps	$1M
Net Effective Royalty Rate	4.49%	1 bps	$0.7M
NRT			
Homesale Sides	308,332	100 bps	$11M
Average Sale Price	$500,589	100 bps	$11M
Average Broker Commission Rate	2.47%	1 bps	$4M
Agent Commission Split	68.4%	10 bps	$3M
Estimated 2014 Inflation Impacted Cost Base	$1,600M	100 bps	$16M

RFG & NRT combined =$14M per 1% change in sides or price, all other variables held constant

Of $11M for NRT, $2M is reflected in RFG EBITDA as royalties and $9M to NRT EBITDA

2016 Existing Homesale Volume Forecasts

REALOGY



2016 Forecasts	FNMA	Freddie Mac	GSMM	MBA	NAR
Homesale Units (in millions)	5.3	5.1	5.4	5.4	5.5
Median Price[1]	\$224K	\$221K	\$220K	\$214K	\$225K
2015-2016 Transaction Volume Growth	16%	12%	17%	13%	21%

[1]For the forecasts that only give percent change on price, the percent change has been applied to the National Association of Realtors 2014 median price.
NOTE: All forecasts as of February 2015, except NAR and Freddie Mac as of March 2015.

Key Takeaways

REALOGY

- Still too early to have informed view on 2015 homesale transaction volume trends, but industry forecasts range from 6% to 11% growth
- Important long-term investments and compensation normalization will put pressure on 2015 margins
- Interest expense expected to decline approximately 14% in 2015
- Continued strong cash generation is expected to allow for near-term deleveraging, enhancing equity value
- Longer term, existing homesale volume gains along with minimal cash taxes and lower cash interest requirements expected to provide opportunity for further deleveraging and position RLGY to return capital to shareholders

Appendix

EBITDA and Adjusted EBITDA Reconciliation

	Twelve Months Ended			
Dollars in millions	12/31/2014	12/31/2013	12/31/2012	12/31/2011
Net income (loss) attributable to the Company	**$143**	**$438**	**$(543)**	**$(441)**
Income tax expense (benefit)	87	(242)	39	32
Income (loss) before income taxes	$230	$196	$(504)	$(409)
Interest expense, net	267	281	528	666
Depreciation and amortization	190	176	173	186
EBITDA	**$687**	**$653**	**$ 197**	**$ 443**
Merger costs, restructuring costs and former parent legacy costs (benefit), net	(11)	—	4	(3)
IPO related costs for the convertible notes			361	-
Loss on extinguishment of debt	47	68	24	36
Pro forma cost savings for restructuring initiatives	—	1	7	11
Pro forma effect of business optimization initiatives	14	16	31	52
Non-cash charges	30	39	(3)	4
Non-recurring fair value adjustments for purchase accounting	—	1	3	4
Pro forma effect of acquisitions and new franchisees	8	11	5	7
Fees for secondary offering	—	2		
Apollo management fees	—	—	39	15
Incremental securitization interest costs	4	5	6	2
Adjusted EBITDA	**$779**	**$796**	**$ 674**	**$ 571**

Note: Refer to slide 87 for the definitions of certain non-GAAP financial measures and the Company's explanation of why it believes these non-GAAP measures are useful to investors.

Free Cash Flow Reconciliation

REALOGY

Dollars in millions	Twelve Months Ended 12/31/2014	12/31/2013	12/31/2012	12/31/2011
Net income (loss) attributable to the Company Holdings	**$143**	**$438**	**$(543)**	**$(441)**
Income tax expense (benefit), net of payments	77	(258)	32	29
Interest expense, net (including securitization interest)	267	281	528	666
Cash interest payments	(249)	(312)	(571)	(608)
Depreciation and amortization	190	176	173	186
Capital expenditures	(71)	(62)	(54)	(49)
Restructuring costs and legacy, net of payments	(15)	(11)	(14)	(37)
IPO related costs, net	—	—	256	—
Cash payment related to final Apollo management fee termination	—	(15)	—	—
Loss on the early extinguishment of debt	47	68	24	36
Working capital adjustments	(10)	70	(42)	(31)
Relocation assets, net of securitization	(12)	46	(12)	8
Free Cash Flow	**$367**	**$421**	**$(223)**	**$(241)**

Note: Refer to slide 87 for the definitions of certain non-GAAP financial measures and the Company's explanation of why it believes these non-GAAP measures are useful to investors.

Non-GAAP Definitions

EBITDA is defined by us as net income (loss) before depreciation and amortization, interest expense, net (other than relocation services interest for securitization assets and securitization obligations) and income taxes. Adjusted EBITDA calculated for a twelve-month period is presented to demonstrate our compliance with the senior secured leverage ratio covenant in the senior secured credit facility. Adjusted EBITDA corresponds to the definition of "EBITDA," calculated on a "pro forma basis," used in the senior secured credit facility to calculate the senior secured leverage ratio. Adjusted EBITDA includes adjustments to EBITDA for restructuring costs, former parent legacy cost (benefit) items, net, loss on the early extinguishment of debt, non-cash charges, non-recurring fair value adjustments for purchase accounting, fees for secondary equity offerings and incremental securitization interest costs, as well as pro forma cost savings for restructuring initiatives, the pro forma effect of business optimization initiatives and the pro forma effect of acquisitions and new franchisees, in each case calculated as of the beginning of the twelve-month period.

We present EBITDA and Adjusted EBITDA because we believe EBITDA and Adjusted EBITDA are useful as supplemental measures in evaluating the performance of our operating businesses and provide greater transparency into our results of operations. Our management, including our chief operating decision maker, uses EBITDA as a factor in evaluating the performance of our business. EBITDA and Adjusted EBITDA should not be considered in isolation or as a substitute for net income or other statement of operations data prepared in accordance with GAAP.

We believe EBITDA facilitates company-to-company operating performance comparisons by backing out potential differences caused by variations in capital structures (affecting interest expense), taxation, the age and book depreciation of facilities (affecting relative depreciation expense) and the amortization of intangibles, which may vary for different companies for reasons unrelated to operating performance. We further believe that EBITDA is frequently used by securities analysts, investors and other interested parties in their evaluation of companies, many of which present an EBITDA measure when reporting their results.

EBITDA and Adjusted EBITDA have limitations as analytical tools, and you should not consider EBITDA or Adjusted EBITDA either in isolation or as substitutes for analyzing our results as reported under GAAP. Some of these limitations are:

- these measures do not reflect changes in, or cash required for, our working capital needs;
- these measures do not reflect our interest expense (except for interest related to our securitization obligations), or the cash requirements necessary to service interest or principal payments on our debt;
- these measures do not reflect our income tax expense or the cash requirements to pay our taxes;
- these measures do not reflect historical cash expenditures or future requirements for capital expenditures or contractual commitments;
- although depreciation and amortization are non-cash charges, the assets being depreciated and amortized will often require replacement in the future, and these measures do not reflect any cash requirements for such replacements; and
- other companies may calculate these measures differently so they may not be comparable.

In addition to the limitations described above, Adjusted EBITDA includes pro forma cost savings, the pro forma effect of business optimization initiatives and the pro forma full period effect of acquisitions and new franchisees. These adjustments may not reflect the actual cost savings or pro forma effect recognized in future periods.

Free Cash Flow is defined as net income (loss) attributable to Realogy before income tax expense (benefit), net of payments, interest expense, net, depreciation and amortization, capital expenditures, restructuring costs and former parent legacy costs (benefits), net of payments, loss on the early extinguishment of debt, working capital adjustments and relocation assets, net of change in securitization obligations. We use Free Cash Flow in our internal evaluation of operating effectiveness and decisions regarding the allocation of resources. Free Cash Flow are not defined by GAAP and should not be considered in isolation or as an alternative to net income (loss), net cash provided by (used in) operating, investing and financing activities or other financial data prepared in accordance with GAAP or as an indicator of the Company’s operating performance. Free Cash Flow may differ from similarly titled measures presented by other companies.

End-to-End Relocation Services

CARTUS

Domestic Services

- Moving Services
- Temporary Housing
- Home Sale Assistance
- Marketing Assistance
- Buyer Value Option Program
- Rental Assistance
- Home Purchase Assistance
- Mortgage Assistance
- Short Sales Counseling
- Lump Sum Support
- Spouse/Partner Assistance

International Services

- Acadia Moving Services
- Acadia Temporary Housing
- Host Country Services
- Departure Program
  Int'l Educational Counseling and Placement
- Furniture Services
- International AutoSource
- Visa & Immigration Services
- School Search
- Lease Negotiation
- Look/See Visits
- Spouse/Partner Assistance

Intercultural & Language Training

- Candidate Assessment
- Cross-Cultural Training
- Repatriation Integration
- Language Training
- Global Awareness Seminars
- Global Business Briefings
- Global Workforce Development
- Intercultural Management Training

Program Administration

- Pre-decision Counseling
- Preparation of Letter of Assignment
- Cost Estimates
- Policy Counseling
- Expense Administration
- Balance Sheet Prep/Comp Accumulation
- Ongoing Assignment Support
- Executive Support Services
- Tenancy Payment Services
- Property Management

Consulting Solutions

- Policy Consulting
- Benchmarking
- Policy Design/Rewrite
- Transition Planning
- Group Moves
- Virtual Resource Center

Note: Services in BLUE are included in all of our standard agreements

Q&A Session