

Tree.com, Inc.  
Form POS AM  
August 12, 2011

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As filed with the Securities and Exchange Commission on August 12, 2011

Registration No. 333-152700

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**Post-Effective Amendment No. 5**

to

**FORM S-1**

**REGISTRATION STATEMENT  
UNDER  
THE SECURITIES ACT OF 1933**

**TREE.COM, INC.**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other jurisdiction of  
incorporation or organization)

**6163**  
(Primary Standard Industrial  
Classification Code Number)  
**1115 Rushmore Drive**  
**Charlotte, NC 28277**  
**(704) 541-5351**

**26-2414818**  
(I.R.S. Employer  
Identification No.)

(Address, including zip code, and telephone number, including area code, of registrant's principal executive offices)

**Douglas R. Lebda**  
**Chief Executive Officer and President**  
**Tree.com, Inc.**  
**1115 Rushmore Drive**  
**Charlotte, NC 28277**  
**(704) 541-5351**

(Name, address, including zip code, and telephone number, including area code, of agent for service)

**With a copy to:**

**John D. Tishler, Esq.**  
**Sheppard, Mullin, Richter & Hampton LLP**  
**12275 El Camino Real, Suite 200**  
**San Diego, CA 92130**  
**Telephone: (858) 720-8943**  
**Facsimile: (858) 847-4871**

**Approximate date of commencement of proposed sale to the public:**  
**As soon as practicable after this registration statement becomes effective.**

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If any of the securities being registered on this Form are to be offered on a delayed or continuous basis pursuant to Rule 415 under the Securities Act of 1933, check the following box.

If this Form is filed to register additional securities for an offering pursuant to Rule 462(b) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

If this Form is a post-effective amendment filed pursuant to Rule 462(c) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

If this Form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer       Accelerated filer       Non-accelerated filer       Smaller reporting company

(Do not check if a  
smaller reporting company)

This Post-Effective Amendment No. 5 to Form S-1 covers shares of the Registrant's Common Stock originally registered on the Registration Statement on Form S-1 to which this is an amendment. The registration fees in respect of such shares of Common Stock were paid at the time of the original filing of the Registration Statement on Form S-1 relating to such Common Stock.

**The Registrant hereby amends this Registration Statement on such date or dates as may be necessary to delay its effective date until the Registrant shall file a further amendment which specifically states that this Registration Statement shall thereafter become effective in accordance with Section 8(a) of the Securities Act of 1933 or until the Registration Statement shall become effective on such date as the Commission, acting pursuant to Section 8(a), may determine.**

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**EXPLANATORY NOTE**

The purpose of this Amendment No. 5 to Form S-1 Registration Statement (File No. 333-152700) is to re-file Exhibit 10.73 and to file Exhibit 10.79 and to reflect such filings in the Index to Exhibits.

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**PART II****INFORMATION NOT REQUIRED IN PROSPECTUS****Item 13. Other Expenses of Issuance and Distribution**

The following is a statement of the expenses previously incurred and to be incurred by the Registrant in connection with the distribution of the securities registered under this registration statement. Such fees and expenses represent both those incurred in connection with the original Registration Statement on Form S-1 declared effective by the SEC on August 8, 2008, Post-Effective Amendment No. 1 declared effective by the SEC on September 9, 2008, Post-Effective Amendment No. 2 declared effective by the SEC on May 18, 2009, Post-Effective Amendment No. 3 declared effective by the SEC on May 14, 2010 and this Post-Effective Amendment No. 5.

| <b>Item</b>                  | <b>Amount*</b>       |
|------------------------------|----------------------|
| SEC Registration Fee         | \$ 9.61              |
| Printing Fees and Expenses   | 100,000              |
| NASDAQ Listing Fee           | 100,000              |
| Legal Fees and Expenses      | 270,000              |
| Accounting Fees and Expenses | 40,000               |
| Miscellaneous                |                      |
| <b>Total</b>                 | <b>\$ 510,009.61</b> |

\*

All fees are estimates except SEC registration fee and NASDAQ listing fee.

**Item 14. Indemnification of Directors and Officers**

Section 145 of the General Corporation Law of the State of Delaware (the "DGCL") provides that a corporation may indemnify directors and officers as well as other employees and individuals against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, in which such person is made a party by reason of the fact that the person is or was a director, officer, employee or agent of the corporation (other than an action by or in the right of the corporation a "derivative action"), if such person acted in good faith and in a manner such person reasonably believed to be in or not opposed to the best interests of the corporation and, with respect to any criminal action or proceeding, had no reasonable cause to believe such person's conduct was unlawful. A similar standard is applicable in the case of derivative actions, except that indemnification only extends to expenses (including attorneys' fees) incurred in connection with the defense or settlement of such action, and the statute requires court approval before there can be any indemnification where the person seeking indemnification has been found liable to the corporation. The statute provides that it is not exclusive of other indemnification that may be granted by a corporation's by-laws, disinterested director vote, stockholder vote, agreement or otherwise.

Our Amended and Restated Certificate of Incorporation provides that no director shall be liable to the Company or its stockholders for monetary damages for breach of fiduciary duty as a director, except to the extent such exemption from liability or limitation on liability is not permitted under the DGCL, as now in effect or as amended. Currently, Section 102(b)(7) of the DGCL requires that liability be imposed for the following:

any breach of the director's duty of loyalty to the Company or its stockholders;

any act or omission not in good faith or which involved intentional misconduct or a knowing violation of law;

unlawful payments of dividends or unlawful stock repurchases or redemptions as provided in Section 174 of the DGCL; and

any transaction from which the director derived an improper personal benefit.



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Our Amended and Restated By-laws provide that, to the fullest extent authorized by the DGCL, as now in effect or as amended, we will indemnify any person who was or is a party or is threatened to be made a party to any action, suit or proceeding by reason of the fact that such person, or a person of whom he or she is the legal representative, is or was a director or officer of the Company, or by reason of the fact such person, or a person of whom he or she is the legal representative is or was serving, at the Company's request, as a director, officer, or trustee of another corporation or of a partnership, joint venture, trust or other enterprise, including service with respect to employee benefit plans maintained or sponsored by the Company. To the extent authorized by the DGCL, the Company will indemnify such persons against all expenses, liability and loss (including attorneys' fees, judgments, fines, ERISA excise taxes or penalties and amounts paid or to be paid in settlement) reasonably incurred or suffered by such persons in connection with such service. Any amendment of these provisions will not reduce the indemnification obligations of the Company relating to actions taken before such amendment.

We maintain a directors' and officers' liability insurance policy insuring our directors and officers against certain liabilities and expenses incurred by them in their capacities as such and insuring us, under certain circumstances, in the event that indemnification payments are made by us to such directors and officers.

### **Item 15. Recent Sales of Unregistered Securities**

On February 8, 2009 we entered into a stock purchase agreement with Douglas R. Lebda, our Chairman and Chief Executive Officer, pursuant to which we agreed to sell 935,000 shares of common stock to Mr. Lebda at a purchase price of \$3.91 per share for an aggregate purchase price of \$3,655,850. The purchase price represents the closing market price of the common stock on the day prior to the execution of the stock purchase agreement. The purchase and sale of the 935,000 shares of common stock was effected in two equal installments on February 10, 2009 and April 9, 2009. The shares were initially subject to certain vesting provisions that entitled the Company to repurchase Mr. Lebda's unvested shares in certain circumstances. However, the Company relinquished these rights on February 25, 2010. The issuance of the common stock to Mr. Lebda was made in reliance upon the exemption from registration provided by Section 4(2) of the Securities Act of 1933, as amended.

### **Item 16. Exhibits and Financial Statement Schedules**

The exhibits listed in the accompanying Index to Exhibits are filed or incorporated by reference as a part of this Registration Statement.

### **Item 17. Undertakings**

The undersigned Registrant hereby undertakes:

- (1) To file, during any period in which offers or sales are being made, a post-effective amendment to this registration statement:
  - (i) To include any prospectus required by section 10(a)(3) of the Securities Act of 1933;
  - (ii) To reflect in the prospectus any facts or events arising after the effective date of the registration statement (or the most recent post-effective amendment thereof) which, individually or in the aggregate, represent a fundamental change in the information set forth in the registration statement. Notwithstanding the foregoing, any increase or decrease in volume of securities offered (if the total dollar value of securities offered would not exceed that which was registered) and any deviation from the low or high end of the estimated maximum offering range may be reflected in the form of prospectus filed with the Commission pursuant to Rule 424(b) under the Securities Act of 1933 if, in the aggregate, the changes in volume and price represent no more than 20% change in the maximum aggregate offering price set forth in the "Calculation of Registration Fee" table in the effective registration statement; and

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- (iii) To include any material information with respect to the plan of distribution not previously disclosed in the registration statement or any material change to such information in the registration statement.
- (2) That, for the purpose of determining any liability under the Securities Act of 1933, each such post-effective amendment shall be deemed to be a new registration statement relating to the securities offered therein, and the offering of such securities at that time shall be deemed to be the initial bona fide offering thereof.
- (3) To remove from registration by means of a post-effective amendment any of the securities being registered which remain unsold at the termination of the offering.
- (4) That, for the purpose of determining liability under the Securities Act of 1933 to any purchaser, if the registrant is subject to Rule 430C under the Securities Act of 1933, each prospectus filed pursuant to Rule 424(b) under the Securities Act of 1933 as part of a registration statement relating to an offering, other than registration statements relying on Rule 430B or other than prospectuses filed in reliance on Rule 430A under the Securities Act of 1933, shall be deemed to be part of and included in the registration statement as of the date it is first used after effectiveness. *Provided, however*, that no statement made in a registration statement or prospectus that is part of the registration statement or made in a document incorporated or deemed incorporated by reference into the registration statement or prospectus that is part of the registration statement will, as to a purchaser with a time of contract of sale prior to such first use, supersede or modify any statement that was made in the registration statement or prospectus that was part of the registration statement or made in any such document immediately prior to such date of first use.
- (5) That, for the purpose of determining liability of the registrant under the Securities Act of 1933 to any purchaser in the initial distribution of the securities, the undersigned registrant undertakes that in a primary offering of securities of the undersigned registrant pursuant to this registration statement, regardless of the underwriting method used to sell the securities to the purchaser, if the securities are offered or sold to such purchaser by means of any of the following communications, the undersigned registrant will be a seller to the purchaser and will be considered to offer or sell such securities to such purchaser:
  - (i) Any preliminary prospectus or prospectus of the undersigned registrant relating to the offering required to be filed pursuant to Rule 424 under the Securities Act of 1933;
  - (ii) Any free writing prospectus relating to the offering prepared by or on behalf of the undersigned registrant or used or referred to by the undersigned registrant;
  - (iii) The portion of any other free writing prospectus relating to the offering containing material information about the undersigned registrant or its securities provided by or on behalf of the undersigned registrant; and
  - (iv) Any other communication that is an offer in the offering made by the undersigned registrant to the purchaser.
- (6) Insofar as indemnification for liabilities arising under the Securities Act of 1933 may be permitted to directors, officers and controlling persons of the registrant pursuant to the foregoing provisions, or otherwise, the registrant has been advised that in the opinion of the Securities and Exchange Commission such indemnification is against public policy as expressed in the Act and is, therefore, unenforceable. In the event that a claim for indemnification against such liabilities (other than the payment by the registrant of expenses incurred or paid by a director, officer or controlling person of the registrant in the successful defense of any action, suit or proceeding) is asserted by such director, officer or controlling person in connection with the securities being registered, the registrant will, unless in the opinion of its counsel the matter has been settled by controlling precedent, submit to a court of appropriate jurisdiction the question whether such indemnification by it is against public policy as expressed in the Act and will be governed by the final adjudication of such issue.





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Signature

Title

\*

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Lance Melber

Director

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Steve Ozonian

Director

\*By

/s/ CHRISTOPHER R. HAYEK

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Christopher R. Hayek

Attorney-In-Fact

II-5

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INDEX TO EXHIBITS

| Exhibit Number | Description   | Location   |
|----------------|---|--|
| 2.1            | Form of Separation and Distribution Agreement by and among HSN, Inc., Interval Leisure Group, Inc., Ticketmaster, Tree.com, Inc. and IAC/InterActiveCorp.   | Exhibit 2.1 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 2.2            | Asset Purchase Agreement dated November 15, 2010 by and among Home Loan Center, Inc., First Residential Mortgage Network, Inc. dba SurePoint Lending, and the shareholders of First Residential Mortgage Network named therein.** | Exhibit 2.1 to Registrant's Current Report on Form 8-K filed November 16, 2010.                            |
| 2.3            | First Amendment to Asset Purchase Agreement dated March 14, 2011 by and among HLC, SurePoint and the Shareholders.  | Exhibit 2.1 to Registrant's Current Report on Form 8-K filed March 21, 2011.                               |
| 2.4            | Second Amendment to Asset Purchase Agreement dated March 15, 2011 by and among HLC, SurePoint and the Shareholders.**   | Exhibit 2.2 to Registrant's Current Report on Form 8-K filed March 21, 2011.                               |
| 2.5            | Asset Purchase Agreement dated May 12, 2011 by and among Tree.com, Inc., Home Loan Center, Inc., LendingTree, LLC, HLC Escrow, Inc. and Discover Bank.**  | Exhibit 2.1 to Registrant's Current Report on Form 8-K filed May 16, 2011.                                 |
| 2.6            | Form of Assignment and Assumption Agreement in connection with the Asset Purchase Agreement dated May 12, 2011 by and among Tree.com, Inc., Home Loan Center, Inc., LendingTree, LLC, HLC Escrow, Inc. and Discover Bank.         | Exhibit 2.2 to Registrant's Current Report on Form 8-K filed May 16, 2011.                                 |
| 2.7            | Form of Bill of Sale in connection with the Asset Purchase Agreement dated May 12, 2011 by and among Tree.com, Inc., Home Loan Center, Inc., LendingTree, LLC, HLC Escrow, Inc. and Discover Bank.                                | Exhibit 2.3 to Registrant's Current Report on Form 8-K filed May 16, 2011.                                 |
| 3.1            | Amended and Restated Certificate of Incorporation of Tree.com, Inc.   | Exhibit 3.1 to the Registrant's Current Report on Form 8-K filed August 25, 2008.                          |
| 3.2            | Amended and Restated By-laws of Tree.com, Inc.  | Exhibit 3.2 to the Registrant's Current Report on Form 8-K filed August 25, 2008.                          |
| 5.1            | Opinion of General Counsel of IAC/ InterActiveCorp regarding legality of securities being issued.   | Exhibit 5.1 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |

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| Exhibit Number | Description   | Location  |
|----------------|---|---|
| 5.2            | Opinion of K&L Gates LLP regarding legality of securities being issued.   | Exhibit 5.2 to Post-Effective Amendment No. 2 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed May 6, 2009. |
| 10.1           | Tax Sharing Agreement, dated as of August 20, 2008, by and among IAC/InterActiveCorp, HSN, Inc., Interval Leisure Group, Inc., Ticketmaster and Tree.com, Inc.  | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed August 25, 2008.  |
| 10.2           | Employee Matters Agreement, dated as of August 20, 2008, by and among IAC/InterActiveCorp, HSN, Inc., Interval Leisure Group, Inc., Ticketmaster and Tree.com, Inc.   | Exhibit 10.3 to the Registrant's Current Report on Form 8-K filed August 25, 2008.  |
| 10.3           | Transition Services Agreement, dated as of August 20, 2008, by and among IAC/InterActiveCorp, HSN, Inc., Interval Leisure Group, Inc., Ticketmaster and Tree.com, Inc.  | Exhibit 10.4 to the Registrant's Current Report on Form 8-K filed August 25, 2008.  |
| 10.4           | Registration Rights Agreement, dated as of August 20, 2008, among Tree.com, Inc., Liberty Media Corporation and Liberty USA Holdings, LLC.  | Exhibit 10.5 to the Registrant's Current Report on Form 8-K filed August 25, 2008.  |
| 10.5           | Spinco Assignment and Assumption Agreement, dated as of August 20, 2008, among IAC/InterActiveCorp, Tree.com, Inc., Liberty Media Corporation and Liberty USA Holdings, LLC.  | Exhibit 10.6 to the Registrant's Current Report on Form 8-K filed August 25, 2008.  |
| 10.6           | Employment Agreement between Robert L. Harris and LendingTree, LLC, dated as of June 30, 2008.*   | Exhibit 10.5 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.                               |
| 10.7           | Amended and Restated Restricted Share Grant and Shareholders' Agreement, dated as of July 7, 2003, by and among Forest Merger Corp., LendingTree, Inc., InterActiveCorp and the Grantees named therein, as amended (filed as Exhibit 99.4 to Amendment No. 1 to IAC/InterActiveCorp's Registration Statement on Form S-4 (SEC File No. 333-105876) filed on July 10, 2003 and incorporated herein by reference).* | Exhibit 10.8 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.                               |
| 10.8           | Correspondent Loan Purchase Agreement, dated as of April 26, 2004, between CitiMortgage, Inc. and Home Loan Center, Inc.  | Exhibit 10.9 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.                               |
| 10.9           | Loan Purchase Agreement, dated as of April 16, 2002, between Countrywide Home Loans, Inc. and Home Loan Center, Inc.  | Exhibit 10.10 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.                              |

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| Exhibit Number | Description   | Location   |
|----------------|---|--|
| 10.10          | Second amended and restated Tree.com, Inc. 2008 Stock and Annual Incentive Plan.*   | Exhibit 10.2 to the Registrant's current report on Form 8-K filed May 1, 2009.                               |
| 10.11          | Warehousing Credit Agreement, dated as of November 26, 2007, by and among Home Loan Center, Inc. d/b/a LendingTree Loans, National City Bank and National City Bank in its capacity as Agent for the Banks (as defined therein).  | Exhibit 10.12 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 10.12          | Second Amendment to Warehousing Credit Agreement, made and entered into as of the 12 <sup>th</sup> day of December, 2008, and to be effective as of the 30 <sup>th</sup> day of December, 2008, by and among Home Loan Center, Inc. d/b/a LendingTree Loans, National City Bank and National City Bank in its capacity as Agent for the Banks (as defined therein). | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed December 17, 2008.                         |
| 10.13          | Master Repurchase Agreement, dated as of January 25, 2008, by and among Countrywide Bank, FSB and Home Loan Center, Inc. (the "Master Repurchase Agreement").   | Exhibit 10.13 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 10.14          | Notice, dated June 25, 2008, issued by Countrywide Warehouse Lending, regarding certain amendments to the Master Repurchase Agreement.  | Exhibit 10.14 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 10.15          | Amendment to Master Repurchase Agreement No. 1 made and entered into as of February 23, 2009 by and between the Warehouse Lending Division of Countrywide Bank, FSB and Home Loan Center, Inc.  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed February 27, 2009.                         |
| 10.16          | Deferred Compensation Plan for Non-Employee Directors.*   | Exhibit 10.15 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 10.17          | Employment Agreement between Matt Packey and LendingTree, LLC, dated as of August 3, 2008.*   | Exhibit 10.16 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008. |
| 10.18          | Employment Agreement between Douglas R. Lebda and IAC/InterActiveCorp, dated as of January 7, 2008.*  | Exhibit 10.6 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.  |
| 10.19          | Amendment No. 1 to Employment Agreement between Douglas R. Lebda and IAC/InterActiveCorp, dated as of August 15, 2008.*   | Exhibit 99.1 to the Registrant's Current Report on Form 8-K filed August 20, 2008.                           |

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| Exhibit Number | Description   | Location   |
|----------------|---|--|
| 10.20          | Restricted Share Grant and Stockholder's Agreement, dated as of August 15, 2008, by and among IAC/InterActiveCorp, LendingTree Holdings Corp. and Douglas R. Lebda, together with Exhibit A thereto, Amended and Restated Certificate of Incorporation of LendingTree Holdings Corp.* | Exhibits 99.2 and 99.3 to the Registrant's Current Report on Form 8-K filed August 20, 2008. |
| 10.21          | Stock Purchase Agreement, dated February 8, 2009, between Tree.com, Inc. and Douglas R. Lebda*  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed February 11, 2009.         |
| 10.22          | Amendment No. 2 to the Employment Agreement between Douglas R. Lebda and Tree.com, Inc.*  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.23          | Amendment No. 1 to the Employment Agreement between Robert Harris and Tree.com, Inc.*   | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.24          | Amendment No. 1 to the Employment Agreement between Matthew Packey and Tree.com, Inc.*  | Exhibit 10.3 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.25          | Form of Notice of Restricted Stock Unit Award*  | Exhibit 10.4 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.26          | Form of Restricted Stock Award*   | Exhibit 10.5 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.27          | Form of Notice of Stock Option Award*   | Exhibit 10.6 to the Registrant's Current Report on Form 8-K filed March 27, 2009.            |
| 10.28          | Option Cancellation Agreement, made and entered into as of the 28th day of April, 2009, by and between Tree.com, Inc. and Douglas R. Lebda*   | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed May 1, 2009.               |
| 10.29          | Early Purchase Program Addendum to Loan Purchase Agreement, made and entered into as of May 1, 2009 by and between Bank of America, N.A. and Home Loan Center, Inc.   | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed May 6, 2009.               |
| 10.30          | Master Repurchase Agreement, made and entered into as of May 1, 2009, by and between Bank of America, N.A. and Home Loan Center, Inc.   | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed May 6, 2009.               |
| 10.31          | Transactions Terms Letter for Master Repurchase Agreement, made and entered into as of May 1, 2009, by and between Bank of America, N.A. and Home Loan Center, Inc.   | Exhibit 10.3 to the Registrant's Current Report on Form 8-K filed May 6, 2009.               |

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| Exhibit Number | Description  | Location   |
|----------------|--|--|
| 10.32          | Master Repurchase Agreement dated as of October 30, 2009, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed October 30, 2009.  |
| 10.33          | Side Letter dated October 30, 2009 regarding the Master Repurchase Agreement between JPMorgan Chase Bank, and Home Loan Center, Inc.   | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed October 30, 2009.  |
| 10.34          | Third Amendment to Warehousing Credit Agreement, made and entered into as of the 18th day of December, 2009, and to be effective as of the 29th day of December, 2009, by and among Home Loan Center, Inc. d/b/a LendingTree Loans PNC Bank, National Association, successor to National City Bank, its capacity as Agent for the Banks (as defined therein)     | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed December 23, 2009. |
| 10.35          | Fourth Amendment to Warehousing Credit Agreement, made and entered into as of February 15, 2010 by and among Home Loan Center, Inc. d/b/a LendingTree Loans, PNC Bank, National Association (successor to National City Bank) and PNC Bank, National Association (successor to National City Bank), in its capacity as Agent for the Banks (as defined therein). | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed February 19, 2010. |
| 10.36          | Amendment No. 1 to Stock Purchase Agreement between Tree.com, Inc. and Douglas R. Lebda, dated May 10, 2010*   | Exhibit 10.2 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.37          | Amendment No. 3 to the Employment Agreement between Douglas R. Lebda and Tree.com, Inc., dated May 10, 2010*   | Exhibit 10.3 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.38          | Form of Amendment to Restricted Stock Awards for Douglas R. Lebda*   | Exhibit 10.4 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.39          | Employment Agreement by and between David Norris and LendingTree, LLC, dated June 30, 2008*  | Exhibit 10.5 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.40          | Amendment to Employment Agreement between David Norris and Tree.com, Inc., dated December 3, 2009*   | Exhibit 10.6 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.41          | Amendment No. 2 to Employment Agreement between David Norris and Tree.com, Inc., dated May 10, 2010*   | Exhibit 10.7 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |

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| Exhibit Number | Description   | Location   |
|----------------|---|--|
| 10.42          | Severance Agreement between Greg Hanson, RealEstate.com and Tree.com, dated April 22, 2009*   | Exhibit 10.8 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.43          | Change in Control Letter from Tree.com, Inc. to Greg Hanson, dated March 26, 2010*  | Exhibit 10.9 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.   |
| 10.44          | Confidential Severance Agreement and Release by and between Robert L. Harris and Tree.com, Inc., dated March 2, 2010*   | Exhibit 10.10 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.  |
| 10.45          | Form of Restricted Stock Award Agreement*   | Exhibit 10.11 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.  |
| 10.46          | Form of Notice of Restricted Stock Unit Award*  | Exhibit 10.12 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.  |
| 10.47          | Form of Notice of Stock Option Award*   | Exhibit 10.13 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.  |
| 10.48          | Amendment No. 1 to Transactions Term Letter, made and entered into as of April 28, 2010 by and between Home Loan Center, Inc. d/b/a LendingTree Loans and Bank of America | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed April 30, 2010.    |
| 10.49          | Amendment No. 1 to the Stock Option Award Agreement between Douglas R. Lebda and Tree.com, Inc., dated May 10, 2010*  | Exhibit 10.15 to the Registrant's Quarterly Report on Form 10-Q filed May 12, 2010.  |
| 10.50          | Amendment No. 1 to Transactions Term Letter, made and entered into as of April 28, 2010 by and between Home Loan Center, Inc. d/b/a LendingTree Loans and Bank of America | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed April 30, 2010.    |
| 10.51          | Severance Agreement between Tree.com, Inc. and Matthew Packey, dated May 10, 2010*  | Exhibit 10.2 to the Registrant's Quarterly Report on Form 10-Q filed August 3, 2010. |
| 10.52          | Letter Agreement between Tree.com, Inc. and Christopher Hayek, dated June 28, 2010*   | Exhibit 10.3 to the Registrant's Quarterly Report on Form 10-Q filed August 3, 2010. |
| 10.53          | Amendment No. 1 to Early Purchase Program Addendum to Loan Purchase Agreement, dated July 15, 2010, by and among Bank of America, N.A. and Home Loan Center, Inc.         | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed July 21, 2010.     |
| 10.54          | Mandatory Forward Loan Volume Commitment, dated July 15, 2010, by and among Bank of America, N.A. and Home Loan Center, Inc.  | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed July 21, 2010.     |

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| Exhibit Number | Description   | Location  |
|----------------|---|---|
| 10.55          | Transaction Terms Letter for Master Repurchase Agreement, dated July 15, 2010, by and among Bank of America, N.A. and Home Loan Center, Inc.                              | Exhibit 10.4 to the Registrant's Current Report on Form 8-K filed July 21, 2010.        |
| 10.56          | Amendment No. 3 to Master Repurchase Agreement, dated July 22, 2010, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.                                  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed July 28, 2010.        |
| 10.57          | Amendment No. 4 to Master Repurchase Agreement, dated as of October 29, 2010 by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.                          | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed October 25, 2010.     |
| 10.58          | Second Amendment to Side Letter dated as of October 29, 2010 with respect to the Home Loan Center, Inc. warehouse facility with JPMorgan Chase Bank, N.A.                 | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed October 25, 2010.     |
| 10.59          | Share Exchange Agreement dated August 30, 2010, between Tree.com, Inc. and Douglas R. Lebda*  | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed September 1, 2010.    |
| 10.60          | Amendment No. 1 to the Restricted Share Grant and Stockholder's Agreement, dated August 30, 2010 between Tree.com, Inc., LendingTree Holdings Corp. and Douglas R. Lebda* | Exhibit 10.4 to the Registrant's Quarterly Report on Form 10-Q filed November 12, 2010. |
| 10.61          | Amendment No. 3 to the Master Repurchase Agreement, dated July 22, 2010, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.                              | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed July 28, 2010.        |
| 10.62          | Employment Agreement between Tree.com, Inc. and Steven Ozonian, dated October 31, 2010*   | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed November 1, 2010.     |
| 10.63          | Amended and Restated Employment Agreement by and between Tree.com, Inc. and Douglas R. Lebda, dated October 26, 2010*   | Exhibit 10.2 to the Registrant's Current Report on Form 8-K filed November 1, 2010.     |
| 10.64          | Letter Agreement dated as of January 24, 2011 by and between RealEstate.com, Inc. and Steven Ozonian*   | Exhibit 10.66 to Registrant's Annual Report on Form 10-K filed February 28, 2011.       |
| 10.65          | Award Letter between Greg Hanson and Tree.com BU Holding Company, Inc. dated January 28, 2011*  | Exhibit 10.1 to Registrant's Current Report on Form 8-K filed February 3, 2011.         |
| 10.66          | Standard Terms and Conditions to Restricted Stock Award Letters of Tree.com BU Holding Company, Inc.*   | Exhibit 10.2 to Registrant's Current Report on Form 8-K filed February 3, 2011.         |



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| Exhibit Number | Description  | Location  |
|----------------|--|---|
| 10.67          | Amendment No. 5 to Master Repurchase Agreement, dated March 31, 2011, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.  | Exhibit 10.1 to Registrant's Current Report on Form 8-K filed April 6, 2011.        |
| 10.68          | Third Amendment to Side Letter, dated March 31, 2011, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.  | Exhibit 10.2 to Registrant's Current Report on Form 8-K filed April 6, 2011.        |
| 10.69          | Confidential Severance Agreement and Release, dated March 31, 2011, by and between Tree.com, Inc. and Steven Ozonian   | Exhibit 10.3 to Registrant's Current Report on Form 8-K filed April 6, 2011.        |
| 10.70          | Form of Voting and Support Agreement of Douglas R. Lebda   | Exhibit 99.1 to the Registrant's Current Report on Form 8-K filed May 16, 2011.     |
| 10.71          | Form of Voting and Support Agreement of Liberty Media Corporation  | Exhibit 99.2 to the Registrant's Current Report on Form 8-K filed May 16, 2011.     |
| 10.72          | Form of Voting and Support Agreement of Second Curve, LLC  | Exhibit 99.3 to the Registrant's Current Report on Form 8-K filed May 16, 2011.     |
| 10.73          | Escrow Agreements Terms in connection with the Asset Purchase Agreement dated May 12, 2011 by and among Tree.com, Inc., Home Loan Center, Inc., LendingTree, LLC, HLC Escrow, Inc. and Discover Bank                       | Exhibit 2.4 to the Registrant's Current Report on Form 8-K/A filed August 12, 2011. |
| 10.74          | Amendment No. 6 to Master Repurchase Agreement, dated as of June 29, 2011, by and between Home Loan Center, Inc. and JPMorgan Chase Bank, N.A.   | Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed July 6, 2011.     |
| 10.75          | Fourth Amendment to Side Letter, dated as of June 29, 2011, with respect to the Home Loan Center, Inc. warehouse facility with JPMorgan Chase Bank, N.A.   | Form 10.2 to the Registrant's Current Report on Form 8-K filed July 6, 2011.        |
| 10.76          | Amendment No. 1 to Transaction Terms Letter dated as of June 29, 2011, which supplements that certain Master Repurchase Agreement dated as of May 1, 2009 by and between Home Loan Center, Inc. and Bank of America, N.A.  | Form 10.3 to the Registrant's Current Report on Form 8-K filed July 6, 2011.        |
| 10.77          | Amendment No. 2 to Transactions Terms Letter dated as of July 12, 2011, which supplements that certain Master Repurchase Agreement dated as of May 1, 2009 by and between Home Loan Center, Inc. and Bank of America, N.A. | Form 10.1 to the Registrant's Current Report on Form 8-K filed July 15, 2011.       |

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| <b>Exhibit Number</b> | <b>Description</b>  | <b>Location</b>   |
|-----------------------|---|---|
| 10.78                 | Amendment No. 2 to Early Purchase Program Addendum to Loan Purchase Agreement dated as of July 12, 2011, which supplements that certain Loan Purchase Agreement by and between Bank of America, N.A. and Home Loan Center, Inc. dated April 16, 2002. | Form 10.2 to the Registrant's Current Report on Form 8-K filed July 15, 2011.   |
| 10.79                 | Preliminary Terms of the Separation Agreement between David Norris and Tree.com, Inc.*  | Filed herewith.   |
| 21.1                  | Subsidiaries of Tree.com, Inc.  | Exhibit 21.1 to the Registrant's Annual Report on Form 10-K filed February 28, 2011.  |
| 23.1                  | Consent of Deloitte & Touche LLP  | Exhibit 23.1 to Post-Effective Amendment No. 4 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 3, 2011.         |
| 23.2                  | Consent of General Counsel of IAC/InterActiveCorp   | Included in Exhibit 5.1 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed August 1, 2008.                                |
| 23.3                  | Consent of K&L Gates LLP  | Included in Exhibit 5.2 to Post-Effective Amendment No. 2 to the Registrant's Registration Statement on Form S-1 (No. 333-152700), filed May 6, 2009. |

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\* Reflects management contracts and management and director compensatory plans.

\*\* The schedules (and similar attachments) in this exhibit have been omitted from this filing pursuant to Item 601(b)(2) of Regulation S-K. A list of omitted schedules (and similar attachments) is contained in the agreement. The Company agrees to furnish a supplemental copy of any omitted schedule (or similar attachment) to the Securities and Exchange Commission upon request.

QuickLinks

EXPLANATORY NOTE

PART II INFORMATION NOT REQUIRED IN PROSPECTUS

Item 13. Other Expenses of Issuance and Distribution

Item 14. Indemnification of Directors and Officers

Item 15. Recent Sales of Unregistered Securities

Item 16. Exhibits and Financial Statement Schedules

Item 17. Undertakings

SIGNATURES

INDEX TO EXHIBITS