



Mortgage Servicing  
1 Corporate Drive, Suite 360  
Lake Zurich, IL 60047-8945  
www.mgcmortgage.com  
Customer Service 1-877-471-7888

JANUARY 4, 2019

[REDACTED]  
[REDACTED]  
[REDACTED]  
WEST CHESTER PA 19380  
LOAN: [REDACTED]

Dear Mortgagor(s):

Your request for a **Loan Modification** has been approved.

Enclosed please find three (3) copies of the Loan Modification Agreement and Terms and Conditions. Two of the copies require your signature and are to be returned in the envelope provided, **along with your money order, cashier's check or certified check in the amount of \$2,576.61** . Please see the Terms and Conditions for a breakdown of the Total Cash Due. **Please retain the third copy for your records.**

**IMPORTANT NOTICE: DO NOT** sign this document until you are in the presence of a licensed notary public, who will acknowledge your signature. Signing this document before hand will nullify the document and require preparation of a new document, delaying the process. **The modification documents must be signed by all parties, in BLACK INK. Do not use white-out and do not write in the margins.**  
**Please be sure to closely follow the instructions on the "BORROWER AND NOTARY CHECKLIST" when executing these documents. Failure to adhere to the instructions may prevent your modification from being processed.**

The first modified payment of the principal, interest, taxes and/or insurance in the amount of **\$2,576.61** will be due **1/1/2019** . The total payment, which includes escrowed items (taxes and/or insurance), is subject to change as those amounts change. The escrow account will be analyzed from time to time and you will be notified of changes.



JANUARY 4, 2019

[REDACTED]  
[REDACTED]

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LOAN: [REDACTED]

Please be aware that receiving a permanent Modification may result in the following:

- Increase of your unpaid principal balance due to capitalization.
- The extension of the terms of your mortgage.

This Loan Modification Agreement will not go into effect until the signed, notarized Loan Modification Agreement, signed Disclosure Statement and cash due amounts are received. Collection and foreclosure actions may continue until those items are received. We must receive the items no later than

**1/19/2019 . Please make checks payable to MGC Mortgage, Inc., and send all payments to 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047.**

You may call the "800" number on the outside of the UPS Package to find your nearest UPS or UPS affiliate drop off site.

Should you have any questions, please call the undersigned at 866-397-5370 X 7488 .

Sincerely,

*Richard Lopez*

SPECIALIST  
LOSS MITIGATION DEPT.

## Terms and Conditions of Modification

WEST CHESTER PA 19380  
 LOAN: [REDACTED]

Existing Interest Rate:	3.0000%
Modified Interest Rate:	3.0000%
Maturity date of existing Mortgage:	12/01/2036
New maturity date of modified Mortgage:	12/01/2036
Existing principal balance as of <u>AUGUST 1<sup>ST</sup> 2016</u>	\$672,792.52
Additions to principal balance:	
Accrued interest up to modification effective date:	\$84,075.95
Escrow Advanced/Due:	\$21,539.86
Amount to fully fund Escrow Account:	\$2,673.01
Corporate Advances:	\$2,618.00
MMP/Title Fees:	\$250.00
Foreclosure Fees and Costs:	\$600.00
Prior Deferment:	\$14,933.35
Other Fees:	\$355.40
Reductions:	
Amount Held in Suspense/Restricted Escrow:	(\$334.64)
Applied As Follows:	
Corporate Advance	\$334.64
<u>TOTAL</u>	<u>\$334.64</u>
Less Deferred Principal Balance due at Maturity: To Accrue Interest at 1.00% Fixed Rate	(\$317,003.45)
Amortizing Balance:	\$482,500.00
New Modified Monthly Payment of Principal and Interest: 01/01/2019-01/01/2022	\$1,774.61
Estimated Monthly Escrow Payment for Taxes:	\$623.75
Estimated Monthly Escrow Payment for Hazard Insurance:	\$178.25
<b>TOTAL New Modified Monthly Payment:</b>	<b>\$2,576.61</b>
*Please see Page 2 of the Modification Documents for future payment changes.	
**Please see Balloon Addendum.	
JANUARY 1 <sup>ST</sup> 2019 payment, due JANUARY 1 <sup>ST</sup> 2019:	\$2,576.61
<b>TOTAL CASH DUE FROM MORTGAGOR(S):</b>	<b>\$2,576.61</b>

If you borrow money and the lender later cancels or forgives the debt, you may have to include the cancelled amount in income for tax purposes, depending on the circumstances. When you borrowed the money you were not required to include the loan proceeds in income because you had an obligation to repay the lender. If that obligation is subsequently forgiven, the amount you received as loan proceeds is normally reportable as income because you no longer have an obligation to repay the lender. The lender is usually required to report the amount of the canceled debt to you and the IRS on a Form 1099-C, Cancellation of Debt. Contact your tax professional for guidance regarding your personal circumstances.

**Please review all of the above information carefully, if you are in agreement with the terms as stated above please acknowledge same by signing and dating this form. This executed form must be returned with the executed modification agreement in order to be processed.**

Mortgagor(s):

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_

\_\_\_\_\_ Date

**\* Signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt.**

**After Recording Return To:**  
RUTH RUHL, P.C.  
Attn: Recording Department  
12700 Park Central Drive, Suite 850  
Dallas, Texas 75251

**Prepared By:**  
RUTH RUHL, P.C.  
12700 Park Central Drive, Suite 850  
Dallas, TX 75251  
877-766-6677  
Parcel ID No.: 53-4L-104

[Space Above This Line For Recording Data]

Loan No. [REDACTED]

## LOAN MODIFICATION AGREEMENT

(Providing for Adjustable Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 28th day of December, 2018, between [REDACTED] and [REDACTED] whose address is [REDACTED] West Chester, Pennsylvania 19380 ("Borrower/Grantor") and LPP Mortgage, Inc., f/k/a LPP Mortgage, Ltd., whose address is 6000 Legacy Drive, Plano, Texas 75024

("Lender/Grantee"),

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument"), dated November 9th, 2006, and recorded in Book/Liber [REDACTED], Page [REDACTED], Instrument No. [REDACTED], of the Official Records of Chester County, Pennsylvania; and (2) the Note in the original principal sum of U.S. \$ 472,000.00, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at [REDACTED] West Chester, Pennsylvania 19380

Said Security Instrument was assigned as follows:

From Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan, a Corporation, to LPP Mortgage, LTD

by assignment dated September 12th, 2008, and recorded on December 10th, 2008 of the Official Records of Chester County, State of Pennsylvania in Book/Liber [REDACTED], Page [REDACTED], Instrument No. [REDACTED]

Original Loan Amount: \$472,000.00