

HELPING YOU STAY IN YOUR HOME.


MAKING HOME AFFORDABLE



*You may be able to make your payments more affordable.
Act now to get the help you need!*

03/03/2015

[REDACTED]
[REDACTED]
[REDACTED]
PENNDDEL, PA 19047-5110

Account Information
Online: yourwellsfargomortgage.com
Fax: 1 (866) 359-7363
Telephone: 1-800-416-1472
Correspondence: PO Box 10335
Des Moines, IA 50306
Hours of Operation: Monday - Thursday, 7am - 9pm;
Friday 7am - 8pm;
Saturday 8am - 4pm Central Time
Loan Number: [REDACTED]
Property Address: [REDACTED]
PENNDDEL, PA 19047

Dear [REDACTED] and [REDACTED]

Congratulations! You are eligible for a Home Affordable Modification. As previously described, if you comply with the terms of the Home Affordable Modification Trial Period Plan, we will modify your mortgage loan and waive all prior late charges that remain unpaid. It is important to note that your original documents are being modified and are not being refinanced into a new obligation.

The enclosed Home Affordable Modification Agreement (“modification agreement”) reflects the proposed terms of your modified mortgage.

1. What you need to know about the Borrower Representations

This section confirms you’re experiencing a hardship along with other important information about your home and current loan which you provided to us. This was used to help you qualify for a loan modification.

2. What you need to know about Acknowledgements and Preconditions to Modification

This section explains that the new terms of your loan modification do not apply until you’ve signed the agreement and we have signed it as well. A copy of the modification agreement signed by you and by us will be provided to you.

3. What you need to know about The Modification

This section outlines the terms of your loan modification, and identifies what will change on your mortgage loan. You will see your outstanding balance, interest bearing principal, unpaid balance, deferred interest, fees, monthly mortgage payment and the maturity date.

How to Accept This Offer:

STEP 1 COMPLETE AND RETURN THE ENCLOSED AGREEMENT BY THE DUE DATE

To accept this offer, you must sign and return both copies of the modification agreement to us in the enclosed, pre-paid envelope by **March 18, 2015**. If the modification agreement has notary provisions at the end, you must sign both copies before a notary public and return the notarized copies to us. We encourage you to make a copy of all documents for your records. If you do not send both signed copies of the modification agreement by the above date, you must contact us if you still wish to be considered for

this program and have your loan modified.

Important note: If the borrower is a revocable trust, each trustee must sign where indicated on the last page of the modification agreement. A trust is revocable if it can be changed or canceled by the person(s) who established the trust. If the borrower is not a revocable trust, this section should be left blank.

STEP 2 CONTINUE TO MAKE YOUR TRIAL PERIOD PAYMENTS ON TIME

Be certain to make any remaining trial period payments on or before the dates they are due. If the trial period payments are made after their due dates or in amounts different from the amount required, your loan may not be modified.

To better understand the proposed terms of your modified mortgage, please read the attached summary of your modified mortgage and the modification agreement.

- If you have a second mortgage on the same property as your first mortgage that is being permanently modified under the Home Affordable Modification Program (HAMP), you may be eligible for a modification on your second mortgage under the Second Lien Modification Program (2MP). Please visit www.MakingHomeAffordable.gov/programs/second-mortgage-help/Pages/default.aspx to see if your second mortgage servicer is participating in 2MP. Upon notification that your 1st Lien HAMP modification has been finalized, your 2nd Lien servicer should be contacting you. If not, please contact them directly to see if you are eligible for a modification; or,
- If Wells Fargo Home Mortgage also services a second mortgage loan on your property, we will review your second mortgage loan once your 1st Lien HAMP modification has been finalized to determine if it is eligible for modification, if allowed by state law and/or investor guidelines. We will communicate our determination to you in writing. If you would like to verify your eligibility for a 2nd Lien modification, you may contact me at the number below.

We look forward to hearing from you no later than **March 18, 2015**.

Sincerely,

LACENE KAMMERER
Home Preservation Specialist
877-311-3581 ext. 38547
Wells Fargo Home Mortgage

Wells Fargo Home Mortgage is required by the Fair Debt Collection Practices Act to inform you that, as your account servicer, we are attempting to collect a debt, and any information obtained will be used for that purpose. However, if you have received a discharge from bankruptcy, and the account was not reaffirmed in the bankruptcy case, Wells Fargo Home Mortgage will only exercise its rights against the property and is not attempting any act to collect the discharged debt from you personally.

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

With respect to those accounts secured by property located in the State of California, the state Rosenthal Fair Debt Collection Practices Act and the federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work. For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt. Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or www.ftc.gov.

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The *Making Home Affordable* program was created to help millions of homeowners refinance or modify their mortgages. As part of this program, we – your mortgage servicer – and the Federal Government are working to offer you options to help you stay in your home.

SUMMARY

Here is a summary of your modified mortgage.

New/Unpaid Principal Balance. Any past due amounts as of the end of the trial period, including unpaid interest, real estate taxes, insurance premiums, and certain assessments paid on your behalf to a third party, will be added to your mortgage loan balance. **If you fulfill the terms of this agreement, we will waive ALL late charges that have accrued and remain unpaid at the time of modification.**

Interest Rate. The interest rate on your modified loan will be adjusted as noted in the attached Modification Agreement in Section 3.C.

Term Extension. To reduce your mortgage payment, we will extend the term of your mortgage. This means we will spread your payments over a longer period.

Principal Forgiveness. To further reduce your mortgage payment, we will forgive a portion of your outstanding principal equal to **\$32,282.27**. You will never be required to repay this amount. However, there could be income tax consequences related to this forgiveness, and you should consult a tax advisor.

Escrow Account. The terms of your Modification Agreement require the servicer to set aside a portion of your new monthly payment in an escrow account for payment of your property taxes, insurance premiums and other required fees. Any prior waiver of escrows by your lender is no longer in effect. Wells Fargo Home Mortgage will draw on this account to pay your real estate taxes and insurance premiums as they come due. Please note that your escrow payment amount will adjust if your taxes, insurance premiums and/or assessment amounts change, so the amount of your monthly payment that Wells Fargo Home Mortgage must place in escrow will also adjust as permitted by law. This means that your monthly payment may change. Your initial monthly escrow payment will be **\$375.10**. This amount is included in the loan payment noted in Section 3.C. of the enclosed modification agreement; you do not need to remit this amount separately.

Escrow Shortage. Due to the timing of your tax and insurance payments, we have determined that there is a shortage of funds in your escrow account in the amount of **\$2,231.86**. You may pay this amount over a 5-year (60 months) period. This additional **\$37.20** a month has already been included in the monthly escrow payment stated above and on the modification agreement. If you wish to pay the total shortage now in a lump sum, please contact us. Paying this amount now in a lump sum will reduce your new monthly mortgage payment.

Payment Schedule. The enclosed modification agreement includes a payment schedule in Section 3.C. showing your payment plan for the life of your modified loan after the trial period.

Fees. There are no fees or other charges for this modification.

Representations. Please read the enclosed Modification Agreement carefully and make sure that you understand it and that the statements set forth in the "Borrower Representations" section are true and accurate. If you have any questions, please contact us at **877-311-3581 ext. 38547**.

Borrower Incentive. If you make your monthly mortgage payments on time, you will accrue a monthly benefit equal to **\$83.33**, the lesser of: (i) \$83.33 or (ii) one-half of the reduction in the monthly mortgage payment. As long as your mortgage loan does not lose good standing, which means that the equivalent of three full monthly payments are due and unpaid on the last day of any month, we will apply your accrued monthly benefit to your mortgage loan and reduce your principal balance after each of the first through fifth anniversaries of the month in which the trial period plan is executed. If your modified loan loses good standing at any time during this five-year period, you will lose all accrued but unapplied principal reduction benefits and will no longer be eligible to accrue additional principal reduction benefits even if the mortgage loan is later brought current.