



You may be able to make your payments more affordable!  
Call 1.800-550-0509 for Immediate Assistance.

04/09/10

[REDACTED]  
San Jacinto CA 92583-

Dear Customer(s):

Loan number: [REDACTED]

**Congratulations! You are approved to enter into a Trial Period Plan under the federal government's Home Affordable Modification Program!** This is the first step toward qualifying for more affordable mortgage payments. Please read this letter so that you understand all the steps you need to take to modify your mortgage payments.

What you need to do...

1. **Send in your monthly Trial Period Payments.** To accept this offer, you must make new monthly Trial Period Payments in place of your normal monthly mortgage payment. Your new payment schedule is as follows:

1st payment:	\$ 804.05	by	05/01/10
2nd payment:	\$ 804.05	by	06/01/10
3rd payment:	\$ 804.05	by	07/01/10

2. **Send your Trial Period Payments on time.** If you do not make each Trial Period Payment in the month in which it is due, your loan will **not be modified** under the Home Affordable Modification Program.
3. **Send documents.** In addition to making your Trial Period Payments on time, you must send copies of all the documents that are noted on the attached checklist no later than 05-09-10 so that we can verify the financial information you already provided to us (use the return envelope provided for your convenience). **If the documents are not received by 05-09-10, this offer will end and your loan will not be modified.**
4. **Qualification.** After all Trial Period Payments are timely made and you have submitted all the required documents, your mortgage would then be permanently modified if you qualify. (Your existing loan and loan requirements remain in effect and unchanged during the Trial Period.) *If you have any questions or if you cannot afford the Trial Period Payments shown above but want to remain in your home, or if you have decided to leave your home but still want to avoid foreclosure, please call us at 1-800-550-0509 as we may be able to help you.*

Congratulations on taking this step and please don't hesitate to call us with any questions you may have - 1-800-550-0509.

Sincerely,

Aurora Loan Services

Aurora Loan Services is a debt collector. Aurora Loan Services is attempting to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

Attachments: (1) Checklist; (2) Frequently Asked Questions and (3) Additional Trial Period Plan Information and Legal Notices

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

**Review and Complete -- All Steps**

1. Send your first Trial Period Payment of \$ 804.05, AND
2. Complete and sign (by all borrowers) the enclosed MHA Request for Modification & Affidavit (RMA)
3. Sign and date a copy of the enclosed IRS Form 4506-T (Request for Transcript of Tax Return) for each borrower. Borrowers who filed their tax returns jointly may send in one IRS Form 4506-T signed and dated by both of the joint filers
4. Return the required income documentation. This documentation includes:
  - For all borrowers –
    - A copy of your most recently filed signed federal tax return with all schedules, including Schedule E - Supplemental Income and Loss and Schedule C - Profit and Loss
  - For each borrower who receives a salary or hourly wages—
    - Copies of your two most recent pay stubs that show year-to-date earnings
  - For each borrower who is self-employed—
    - A copy of your most recent quarterly or year-to-date profit/loss statement.
  - For each borrower who has income such as social security, disability or death benefits, pension, adoption assistance, public assistance, or unemployment—
    - A copy of the benefits statement or letter from the provider that states the amount and frequency and in the case of unemployment income the duration of the benefit, and
    - Copies of the two most recent bank statements showing receipt of such payment.
    - Note: Unemployment income must continue for at least 9 months to be considered qualifying income under this program.
  - For each borrower who is relying on alimony, child support or separation maintenance as qualifying income\*—
    - A copy of the divorce decree, separation agreement, or other written agreement filed with the court that states the amount and frequency, and
    - Copies of the two most recent bank statements showing receipt of such payment.

\*You are not required to disclose child support, alimony or separation maintenance income, unless you choose to have it considered by your servicer.
  - For each borrower who has rental income:
    - Copies of the most recently filed signed federal tax return with all schedules, including the Schedule E—Supplemental Income and Loss.
    - Note: For borrowers with rental properties, only 75% of the gross rents will be used for qualifying income under this program.
  - For each borrower who has non-wage income (part time employment, bonuses, tips and investment income):
    - A copy of the documentation describing the nature of the income (e.g., an employment contract or printouts documenting tip income).
5. A current utility bill to evidence the subject property is your primary residence.

[REDACTED]

**FREQUENTLY ASKED QUESTIONS**

Get the answers you need to some of the most common questions.

**Q. What else should I know about this offer?**

- If you make your new Trial Period Payments timely, submit the paperwork by the deadline, and qualify for the modification, **we will not conduct a foreclosure sale.**
- You will not be charged any fees for this Trial Period Plan or final modification.
- If your loan is modified, we will waive all unpaid late charges.
- Your credit score may be affected by accepting a Trial Period Plan or modification. For more information about your credit score, go to <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.
- You may be required to attend credit counseling.
- If you were discharged in a Chapter 7 bankruptcy proceeding and did not reaffirm your mortgage debt prior to the discharge and subsequent to the execution of your original loan documents, Lender agrees that you will not have personal liability on the debt pursuant to the Trial Period Plan or any subsequent loan modification.

**Q. Why is there a Trial Period?**

The Trial Period offers you immediate payment relief (and could prevent a foreclosure sale) while we process your paperwork to determine if you qualify for a permanent loan modification. It also gives you time to make sure you can manage the lower monthly mortgage payment. Note: This is only a temporary Trial Period Plan, your existing loan and loan requirements remain in effect and unchanged during the Trial Period.

**Q. How was my new payment for the Trial Period determined?**

Your Trial Period Payment is approximately 31% of your total gross monthly income, which you told us was \$ 2,592. Unless otherwise prohibited by state regulations, the new payment includes principal and interest and a monthly Escrow amount to pay property taxes, insurance and other permissible Escrow Items. If we modify your loan permanently after the Trial Period, the interest rate may be different than your current interest rate due to a variety of factors that affect the terms of your final modification.

We will be completing a detailed analysis of your escrow account based on anticipated disbursements for the payment of Escrow Items. We will determine the monthly escrow payment required to have an amount sufficient to pay for the Escrow Items as they come due. During your Trial Period Plan, you may be paying an amount less than that required in order to have sufficient funds in your escrow account to pay those items as they come due. Depending upon the timing and amount of your tax and insurance payments, we may be required to advance funds on your behalf, creating a possible shortage in your escrow account balance. If we anticipate that we will advance funds on your behalf after your Trial Period, resulting in an escrow shortage, you may repay this shortage over a 5-year (60 months) period as part of your modified monthly payment or pay the total shortage in a lump sum.

If we advance funds for the payment of Escrow Items resulting in an escrow shortage either prior to the Trial Period or during the Trail Period, you may repay the total shortage in a lump sum or the total shortage will be capitalized and added to your loan balance at the time of the modification of your loan.

Your escrow analysis will be provided to you under separate cover. If an escrow account is not established as part of your HAMP modification request, we will not be performing this analysis. If you did not have an escrow account established prior to your HAMP modification request, you will be responsible for timely payment of all taxes and insurance premiums.

**Q. What happens if my verified income is different from the amount I told you verbally?**

During the Trial Period, we will verify your income based on the documentation you must provide. Your verified income will determine your eligibility for a permanent modification and its final terms. If your verified income is significantly higher than the income you told us, you may have to restart your Trial Period with a higher payment based on that higher income. Also, if your verified income is different from the amount you gave us verbally, you may no longer be eligible for a Home Affordable Modification.

### Additional Trial Period Plan Information and Legal Notices

The terms of your Trial Period plan below are effective on the day you make your first Trial Period Payment, provided you have paid it on or before 05/01/10. You and we agree that:

**We will not proceed to foreclosure sale during the Trial Period, provided you are complying with the terms of the Trial Period Plan, except as detailed below:**

- During the Trial Period, any pending foreclosure action or proceeding will not be dismissed and may be immediately resumed if you fail to comply with the terms of the Trial Period Plan or you do not qualify for a modification. A new notice of default, notice of intent to accelerate, notice of acceleration, or similar notice will not be necessary to continue the foreclosure action (foreclosure notices). You waive any and all rights to receive such foreclosure notices to the extent permitted by applicable law. However, if your property is located in Georgia, Hawaii, Missouri, or Virginia and a foreclosure sale is currently scheduled, the foreclosure sale will not be suspended and foreclosure may proceed if you do not make each and every Trial Period Payment that is due through the end of the month preceding the month in which the foreclosure sale is scheduled to occur. For example, if a foreclosure sale is scheduled in February and you do not make your January and any earlier required Trial Period Payment by the end of January, the foreclosure sale may proceed in these four states. If a foreclosure sale occurs pursuant to this provision, the Trial Period will be deemed to have terminated.

During the Trial Period, we may accept and post your Trial Period Payments to your account and it will not affect foreclosure proceedings that have already been started.

- The servicer's acceptance and posting of your new Trial Period Payment during the Trial Period will not be deemed a waiver of the acceleration of your loan or foreclosure action and related activities, and shall not constitute a cure of your default under your loan unless such payments are sufficient to completely cure your entire default under your loan.

If your monthly payment did not include an escrow payment for taxes and insurance and other Escrow items, you are now required to make a monthly escrow payment unless otherwise prohibited by state regulations:

- You agree that any prior waiver that allowed you to pay directly for taxes and insurance is revoked. You agree to establish an escrow account and to pay required escrow payments into that account.

**Your current loan documents remain in effect; however, you may make the Trial Period Payment instead of the contractual payment required under your loan documents:**

- You agree that all terms and provisions of your current mortgage note and mortgage security instrument remain in full force and effect and you will comply with those terms; and that nothing in the Trial Period Plan shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the loan documents.

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