

February 8, 2013

[REDACTED]
[REDACTED]
[REDACTED] MASTERS DRIVE,
TEMECULA, CA 92592

Loan # [REDACTED]
Property Address: [REDACTED] MASTERS DRIVE,
TEMECULA, CA 92592

Dear [REDACTED]

Congratulations, you are eligible for a loan Modification, which will permanently change the terms of your mortgage! If you comply with the terms of the required Trial Period Plan, we will modify your mortgage. The enclosed Modification Agreement ("Modification Agreement") reflects the proposed terms of your modified mortgage.

To Accept This Offer:

- Contribution Payment:** You must remit a certified or cashier's check in the amount \$0.00 of along with your one signed and notarized Loan Modification Agreement using the enclosed pre-paid Fed Ex envelope.
- Sign and return one copy of the Modification Agreement** in the enclosed, pre-paid envelope by February 23, 2013. If you do not send the signed copy of the Modification Agreement by the above date, you must contact us if you still wish to be considered for a modification.
 - Please be advised that the modification of your loan will not negate other outstanding balances on your account. The amounts will remain due and payable.
 - If the Modification Agreement has notary provisions at the end, you must sign one copy before a notary public and return the notarized copy.
 - We encourage you to make a copy of all documents for your records
- You're almost done with this part of the process!** You may start making Estimated Monthly Modified payments as shown in the included Modification Agreement. Keep making these Estimated Monthly Modified payments until we notify you that we've completed an escrow analysis on your loan. We will let you know your new mortgage payment amount at that time.

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

SPOC Reminder Verbiage

This is a reminder that JEROME WOODS has been assigned as your Relationship Manager. [REDACTED] can help you navigate through this process. [REDACTED] can be reached at (866)839-7151, ext. [REDACTED]. Relationship Managers are available 8:30 AM – 8:00 PM ET, Monday – Friday.

Sincerely,
Homeowner Solutions Advocate
800-669-7724

Everhome Mortgage is a debt collector. We are attempting to collect a debt and any information obtained will be used for that purpose.

Bankruptcy/ Complaint Verbiage

Please note that notwithstanding anything in this notice to the contrary, the following applies if you filed a bankruptcy petition and there is either an 'automatic stay' in effect, or if you received a discharge from the Bankruptcy Court of your personal liability under the Note: (i) Everhome Mortgage will not pursue collection of that obligation from you personally, (ii) this notice is not intended as a demand for payment from you personally, and (iii) unless the Bankruptcy Court has ordered otherwise, Everhome Mortgage continues to retain whatever rights Everhome Mortgage holds in the property that secures the Note, despite your bankruptcy filing.

If you have a concern regarding any phase of the assistance process that your Relationship Manager was unable to resolve, contact the Homeowners Assistance Review Team at: Everhome Mortgage, Attention: Homeowners Assistance Review Team, P.O. Box 2167, Jacksonville, FL 32233 or 888.632.9320.

Attachments: Summary of Your Modified Mortgage, three copies of the Modification Agreement (two copies to be executed and returned to Lender and one copy for Mortgagor's records).

SUMMARY

Here is a summary of your modified mortgage.

NEW/UNPAID PRINCIPAL BALANCE Any past due amounts, 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.

INTEREST RATE The interest rate on your modified loan will be adjusted as noted in the attached Modification Agreement.

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.

DEFERRAL OF PRINCIPAL To further reduce your mortgage payment, we will defer collection of principal in the amount of \$53,275.51 and not collect interest on this deferred principal amount. You will not be required to make monthly payments on that portion. This portion of principal will be due when you pay off the modified loan, which will be when you sell or transfer the interest in your home, refinance the loan, or when the last scheduled payment is paid.

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. EverBank 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 EverBank 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 \$441.24.

PAYMENT SCHEDULE The enclosed Modification Agreement includes a payment schedule in Section 2 showing the payment plan for the life of your modified loan after the trial period.

FEES There are no fees or other charges for this modification, however should your Loan Modification require recording you may be responsible for the recording fees and any taxes required to record the document.

MODIFICATION AGREEMENT Please read the enclosed Modification Agreement carefully and make sure that you understand it. If you have any questions, please contact us at 800-669-7724.

Investor Loan # [REDACTED]

After Recording Return To:
EverBank
Attn: Loss Mitigation Closing CC318
301 W. Bay Street
Jacksonville, FL 32202

Prepared by: Samuel Clendaniel

[Space Above This Line For Recording Data]

HOME AFFORDABLE MODIFICATION AGREEMENT

Borrower ("I"): [REDACTED], HUSBAND AND WIFE AS JOINT TENANTS

Lender ("Lender"): EverBank as successor by merger to EverHome Mortgage Company

Date of first lien Security Instrument ("Mortgage") and Note ("Note"): August 13, 2009

Loan Number: [REDACTED]

Recorded on September 02, 2009 Instrument [REDACTED], in the amount of \$288,260.00 of the Records of Riverside County, CA

Property Address [and Legal Description] ("Property"):

[REDACTED] MASTERS DRIVE, TEMECULA, CA 92592

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: [REDACTED]

If my representations in Section 1 continue to be true in all material respects, then this Home Affordable Modification Agreement ("Agreement") will, as set forth in Section 3, amend and supplement (1) the Mortgage on the Property, and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement and not defined have the meaning given to them in Loan Documents.

I understand that after I sign and return one copy of this Agreement to the Lender, the Lender will send me a signed copy of this Agreement. This Agreement will not take effect unless the preconditions set forth in Section 2 have been satisfied.

1. **My Representations.** I certify, represent to Lender and agree:

- A. I am experiencing a financial hardship, and as a result, (i) I am in default under the Loan Documents, and (ii) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments now or in the near future;
- B. I live in the Property as my principal residence, and the Property has not been condemned;

¹ If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I." For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

- C. There has been no change in the ownership of the Property since I signed the Loan Documents;
- D. I have provided documentation for all income that I receive (and I understand that I am not required to disclose child support or alimony unless I chose to rely on such income when requesting to qualify for the Home Affordable Modification program ("Program"));
- E. Under penalty of perjury, all documents and information I have provided to Lender in connection with this Agreement, including the documents and information regarding my eligibility for the Program, are true and correct;
- F. If Lender requires me to obtain credit counseling in connection with the Program, I will do so; and
- G. I have made or will make all payments required under a Trial Period Plan or Loan Workout Plan.
- H. This section applies only if applicable; I was discharged in a Chapter 7 bankruptcy proceeding subsequent to the execution of the Loan Documents. Based on this representation, Lender agrees that I will not have personal liability on the debt pursuant to this Agreement.

2. **Acknowledgements and Preconditions to Modification.** I understand and acknowledge that:

- A. TIME IS OF THE ESSENCE under this Agreement;
- B. If prior to the Modification Effective Date as set forth in Section 3 the Lender determines that my representations in Section 1 are no longer true and correct, the Loan Documents will not be modified and this Agreement will terminate. In this event, the Lender will have all of the rights and remedies provided by the Loan Documents; and
- C. I understand that the Loan Documents will not be modified unless and until (i) I receive from the Lender a copy of this Agreement signed by the Lender, and (ii) the Modification Effective Date (as defined in Section 3) has occurred. I further understand and agree that the Lender will not be obligated or bound to make any modification of the Loan Documents if I fail to meet any one of the requirements under this Agreement.

3. **The Modification.** If my representations in Section 1 continue to be true in all material respects and all preconditions to the modification set forth in Section 2 have been met, the Loan Documents will automatically become modified on March 01, 2013 (the "Modification Effective Date") and all unpaid late charges that remain unpaid will be waived. The Loan Documents will be modified and the first modified payment will be due on March 01, 2013.

- A. The new Maturity Date will be: **February 01, 2043.**
- B. The modified Principal balance of my Note will include all amounts and arrearages that will be past due (excluding unpaid late charges) less any amounts paid to the Lender but not previously credited to my Loan. The new Principal balance of my Note will be **\$275,647.90.**
- C. **\$53,275.51** of the New Principal Balance shall be deferred (the "Deferred Principal Balance") and I will not pay interest or make monthly payments on this amount. The New Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance" and this amount is **\$222,372.39.** Interest at the rate of **3.875%** will begin to accrue on the Interest Bearing Principal Balance as of **February 01, 2013** and the first new monthly payment on the Interest Bearing Principal Balance will be due on **March 01, 2013.** My payment schedule for the modified Loan is as follows:

| Years | Interest Rate | Interest Rate Change Date | Monthly Principal and Interest Payment Amount | Estimated Monthly Escrow Payment Amount | Total Monthly Payment * | Payment Begins On | Number of Monthly Payments |
|-------|---------------|---------------------------|---|---|-------------------------------------|-------------------|----------------------------|
| 30 | 3.875% | February 01, 2013 | \$1,046.68 | \$441.24, May adjust periodically | \$1,486.92, May adjust periodically | March 01, 2013 | 360 |

*The escrow payments may be adjusted periodically in accordance with applicable law and therefore my total monthly payment may change accordingly.

The above terms in this Section 3.C. shall supersede any provisions to the contrary in the Loan Documents,

including but not limited to, provisions for an adjustable, step or simple interest rate.

I understand that, if I have a pay option adjustable rate mortgage loan, upon modification, the minimum monthly payment option, the interest-only or any other payment options will no longer be offered and that the monthly payments described in the above payment schedule for my modified Loan will be the minimum payment that will be due each month for the remaining term of the Loan. My modified Loan will not have a negative amortization feature that would allow me to pay less than the interest due resulting in any unpaid interest being added to the outstanding principal balance.

- D. I will be in default if I do not comply with the terms of the Loan Documents, as modified by this Agreement.
 - E. If a default rate of interest is permitted under the Loan Documents, then in the event of default under the Loan Documents, as amended, the interest that will be due will be the rate set forth in Section 3.C.
 - F. I agree to pay in full the Deferred Principal Balance and any other amounts still owed under the Loan Documents by the earliest of: (i) the date I sell or transfer an interest in the Property, (ii) the date I pay the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.
 - G. If I make a partial prepayment of Principal, the Lender may apply that partial prepayment first to any Deferred Principal Balance before applying such partial prepayment to other amounts due.
4. **Additional Agreements.** I agree to the following:
- A. That all persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless a borrower or co-borrower is deceased or the Lender has waived this requirement in writing.
 - B. That this Agreement shall supersede the terms of any modification, forbearance, Trial Period Plan or Workout Plan that I previously entered into with Lender.
 - C. To comply, except to the extent that they are modified by this Agreement, with all covenants, agreements, and requirements of Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, Escrow Items, impounds, and all other payments, the amount of which may change periodically over the term of my Loan.
 - D. That this Agreement constitutes notice that the Lender's waiver as to payment of Escrow Items, if any, has been revoked, and I have been advised of the amount needed to fully fund my Escrow Account.
 - E. That the Loan Documents are composed of duly valid, binding agreements, enforceable in accordance with their terms and are hereby reaffirmed.
 - F. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, the Lender and I will be bound by, and will comply with, all of the terms and conditions of the Loan Documents.
 - G. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, I agree as follows: If all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, Lender shall not exercise this option if federal law prohibits the exercise of such option as of the date of such sale or transfer. If Lender exercises this option, Lender shall give me notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which I must pay all sums secured by the Mortgage. If I fail to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.
 - H. That, as of the Modification Effective Date, I understand that the Lender will only allow the transfer and assumption of the Loan, including this Agreement, to a transferee of my property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any circumstance, to assume the Loan. This Agreement may not, under any circumstances, be assigned to, or assumed by, a buyer of the Property.
 - I. That, as of the Modification Effective Date, if any provision in the Note or in any addendum or amendment to

the Note allowed for the assessment of a penalty for full or partial prepayment of the Note, such provision is null and void.

- J. That, I will cooperate fully with Lender in obtaining any title endorsement(s), or similar title insurance product(s), and/or subordination agreement(s) that are necessary or required by the Lender's procedures to ensure that the modified mortgage Loan is in first lien position and/or is fully enforceable upon modification and that if, under any circumstance and notwithstanding anything else to the contrary in this Agreement, the Lender does not receive such title endorsement(s), title insurance product(s) and/or subordination agreement(s), then the terms of this Agreement will not become effective on the Modification Effective Date and the Agreement will be null and void.
- K. That I will execute such other documents as may be reasonably necessary to either (i) consummate the terms and conditions of this Agreement; or (ii) correct the terms and conditions of this Agreement if an error is detected after execution of this Agreement. I understand that either a corrected Agreement or a letter agreement containing the correction will be provided to me for my signature. At Lender's option, this Agreement will be void and of no legal effect upon notice of such error. If I elect not to sign any such corrective documentation, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and I will not be eligible for a modification under the Home Affordable Modification Program.
- L. That Lender will collect and record personal information, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity. In addition, I understand and consent to the disclosure of my personal information and the terms of the trial period plan and this Agreement by Lender to (i) the U.S. Department of the Treasury, (ii) Fannie Mae and Freddie Mac in connection with their responsibilities under the Home Affordability and Stability Plan; (iii) any investor, insurer, guarantor or servicer that owns, insures, guarantees or services my first lien or subordinate lien (if applicable) mortgage loan(s); (iv) companies that perform support services for the Home Affordable Modification Program and the Second Lien Modification Program; and (v) any HUD certified housing counselor.
- M. That if any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the Loan as modified, or is otherwise missing, I will comply with the Lender's request to execute, acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary. If the Note is replaced, the Lender hereby indemnifies me against any loss associated with a demand on the Note. All documents the Lender requests of me under this Section shall be referred to as "Documents." I agree to deliver the Documents within ten (10) days after I receive the Lender's written request for such replacement.
- N. That the mortgage insurance premiums on my Loan, if applicable, may increase as a result of the capitalization which will result in a higher total monthly payment. Furthermore, the date on which I may request cancellation of mortgage insurance may change as a result of the New Principal Balance.
- O. If my Loan Documents govern a home equity loan or line of credit, then I agree that as of the Modification Effective Date, I am terminating my right to borrow new funds under my home equity loan or line of credit. This means that I cannot obtain additional advances, and must make payments according to this Agreement. (Lender may have previously terminated or suspended my right to obtain additional advances under my home equity loan or line of credit, and if so, I confirm and acknowledge that no additional advances may be obtained.)

In Witness Whereof, the Lender and I have executed this Agreement.

EverBank as successor by merger to EverHome Mortgage Company
Lender

[Redacted] (Borrower)

Date: _____

By: _____
Vice President

[Redacted] (Borrower)

Date: _____

Date: _____

_____ [Space Below This Line For Acknowledgement] _____

State of _____

County of _____

On _____ before me, _____
Date Notarized Printed Name of Notary

Personally appeared _____
_____ personally known to me – OR - _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.

Notary Public (Signature Required)

My Commission Expires