



Automatic Payment Program

Use the attached form to enroll in our free Automatic Payment Program and have your payments deducted automatically from your checking or savings account.

For more information about our Automatic Payment Program, call us today.

1-800-315-4SLS (4757)

Instructions:

Enrolling is as easy as 1-2-3:

- 1 - Fill out the information requested using the Automatic Payment Authorization Form.
- 2 - Attach a voided check to the form enclosed.
- 3 - Send to:
Specialized Loan Servicing LLC
P.O. Box 266005
Littleton, CO 80163-6005
or
Fax to: (720) 241-7218

Benefits of the Automatic Payment Program

- Convenient
- Fast and Easy
- No Late Charges
- No Payments to Mail

Terms and conditions:

1. **Effective date of transfer** - Transfers from your checking or savings account will occur on the due date or the next business day, or as specified by your selection of a payment due date. You will be notified of the month in which the first transfer will occur. *Please continue to make your monthly mortgage payments by check until you receive confirmation that your Automatic Payment has been set up.*

2. **Revocation of this authority** - Specialized Loan Servicing, LLC will have the authority to transfer funds from your account and will not cease until Specialized Loan Servicing LLC receives written notice from you revoking this authorization agreement. Specialized Loan Servicing LLC must receive this notice at least 15 days prior to the date on which you wish the arrangement to end.

3. **Insufficient funds** - If your transfer is returned for insufficient funds, Specialized Loan Servicing LLC and your financial institution may assess a fee. We will attempt to draft the funds twice before deeming your monthly payment unpaid. *Please note, if the transfer is returned unpaid due to insufficient funds you are then responsible for paying the monthly payment directly to us by certified funds.*

4. **Errors** - You have the right to have the amount of an incorrect transfer immediately corrected by your financial institution provided you send the appropriate notice to your financial institution. Your financial institution can provide you with information on its error resolution procedures.

5. **Successors or assigns** - The Automatic Payment Authorization agreement will also extend to Specialized Loan Servicing LLC successors and assigns.

PROPERTY OF KUCSAN & MCCREA, APLC



Automatic Payment Authorization Form

YES, I would like to enroll in the *free** monthly Automatic Payment Program:

Name _____

Street _____

City State Zip _____

Mortgage Loan # _____

Daytime Phone _____

Evening Phone _____

Financial Institution Name _____

Financial Institution Phone _____

Electronic ACH Routing # _____

Account # _____

Checking Savings Credit Union

You must attach a voided check and include this form with your next payment. If your account is with a Credit Union, they will need to verify the information and sign this form.

Please specify below the payment date most convenient for you, which must be within the applicable grace period. If not specified or your loan is a Daily Simple Interest loan, payments will be deducted on your current loan due date. Deduct my payment on the _____ of each month.

I would like additional funds deducted and applied toward reducing my outstanding principal balance. Please deduct an additional \$ _____ per month.

I hereby authorize Specialized Loan Servicing LLC to initiate transfers from my checking or savings account at the financial institution indicated above for the purpose of making my monthly mortgage payment. I authorize the amount of each transfer to include my regularly scheduled payment including principal, interest and escrow items, reimbursement of corporate advances, optional insurance as applicable, and the costs of any additional services I request.

I HEREBY AGREE TO THE TERMS AND CONDITIONS AS NOTED ON THIS FORM.

I understand that, in accordance with the terms of my Mortgage Note and/or adjustments in my escrow for taxes and insurance, my payment may change from time to time as set forth in my loan documents. You are hereby authorized to change the amount of the charge to my checking or savings account, provided, however, that you notify me of the new payment amount at least 10 days prior to the charge to my checking or savings account. I agree that the payment change notice provided to me under the Adjustable Rate Mortgage Provisions of the Truth-in-Lending Act and/or escrow analysis form shall constitute notice of payment change as required by the Electronic Funds Transfer Act and Federal Reserve Board Regulation E.

Borrower's Signature _____ Date _____

Co-Borrower's Signature _____ Date _____

Credit Union Signature _____ Date _____
(if applicable)

Approved by McCrea & McCrea, APLC



June 24, 2009

LAWRENCE [REDACTED]
[REDACTED]
[REDACTED]

Re: Loan Modification Agreement - Loan # [REDACTED]

Dear LAWRENCE [REDACTED]:

You are a valued customer to Specialized Loan Servicing LLC, and we appreciate your business. A modification of your loan has been approved enclosed are two (2) copies of the agreement.

There are tremendous benefits of a loan modification, some of which may include a lower or fixed interest rate and a lower monthly payment, which will result in a current loan status. Please refer to the attached documentation for the specific terms related to your loan modification.

In order to take advantage of these updates, please review the agreement, sign one copy where indicated, and return the signed document and certified check for \$699.04 in the pre-paid priority mail envelope. If you are a customer in bankruptcy, a written approval from your attorney acknowledging acceptance of these terms must be received in order to complete this process. Please return the approval letter to SLS with your signed documents.

Certified Check Breakdown

Modification Fee:	\$250.00
Escrow Payment:	\$0.00
P&I Payment:	\$449.04
Cash Contribution:	\$0.00

The modification of your loan will be completed and go into effect when both the signed document and certified funds are received by SLS on or before the last business day of this month.

You may wish to consult your attorney or financial advisor to review the terms of the modification; we encourage you to return it to us as soon as possible. Please contact us at (866) 899-6395 if you have any questions.

Sincerely,

Early Resolution
Specialized Loan Servicing
8742 Lucent Blvd, Suite 300
Highlands Ranch, CO 80129
Phone: 1-866-899-6395
Fax: 720-241-7526

In accordance with the Fair Debt Collections Practices Act, you are hereby given notice of the following:

Please be advised that we are attempting to collect a debt and any information obtained will be used for that purpose. Calls will be monitored and recorded for quality assurance purposes. If you do not wish for your call to be recorded, please notify the Customer Assistance Associate when calling.

If you are a customer in bankruptcy or a customer who has received a bankruptcy discharge of this debt, please be advised this letter constitutes neither a demand for payment of the captioned debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code.

SLS Loan #: [REDACTED]

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement (this "Agreement"), made and effective this June 24, 2009 between Specialized Loan Servicing LLC, as Servicer for the Lender or current Note Holder ("Servicer"), and LAWRENCE [REDACTED] ("Borrower"), modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the Note (the "Note") dated the January 3, 2007 and (2) the Note 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 as the "Property", located at:

[REDACTED]

For purposes of this Agreement, unless the context clearly requires otherwise, all capitalized terms which are used but not otherwise defined herein shall have the respective meanings assigned to such terms in the Note or Security Instrument.

In consideration of the mutual promises and agreements exchanged, Servicer and Borrower agree as follows (notwithstanding anything to the contrary contained in the Note and Security Instrument):

1. As of June 30, 2009, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$53,668.42. Effective July 1, 2009 the Unpaid Principal Balance will be \$53,668.42 (the "Modified Unpaid Principal Balance"). The amount capitalized is \$0.00 consisting of the amount(s) loaned to Borrower by the current or previous Note Holder and any interest capitalized to date, with a breakdown as follows:

- a. Unpaid Interest \$0.00
- b. Escrow Advances \$0.00
- c. Corporate Advances \$0.00

2. The amount to be written off is \$0.00 consisting of the amount(s) loaned to Borrower by the current or previous Note Holder and any interest capitalized to date, with a breakdown as follows:

- a. Principal Balance \$0.00
- b. Unpaid Interest \$0.00
- c. Corporate Advances \$0.00

3. The amount deferred is \$626.13 consisting of the amount(s) loaned to Borrower by the current or previous Note Holder and any interest capitalized to date, with a breakdown as follows:

- a. Unpaid Interest \$626.13
- b. Corporate Advances \$0.00

SLS Loan #: [REDACTED]

4. Borrower promises to pay the Modified Unpaid Principal Balance, plus interest, to the order of the Note Holder. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 9.250% from July 1, 2009. Borrower promises to make monthly payments of principal and interest of \$449.04 beginning on August 1, 2009, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on February 1, 2037 (the "Maturity or Modified Maturity Date after the Modification"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
5. Borrower will make such payments at PO Box 105219 Atlanta, GA. 30348-5219 Attn: Remittance Processing or at such other place as the Note Holder may require.
6. Borrower will also comply with all other covenants, agreements, and requirements of the Security Instrument, including, without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds and other payments that Borrower is obligated to make under the terms of the Security Instrument. The original loan documents may have included Riders for unique ARM, Interest Only and Conversion features. The Rider terms and features remain in effect unless otherwise modified by this Agreement.
7. Borrower agrees to execute such other and further documents as may be reasonably necessary to consummate the transaction contemplated herein or to perfect the lien and security interest intended to secure the payment of the loan evidenced by the Note.
8. This Agreement, when executed, shall be binding and inure to the heirs, executors, administrators and assigns of Borrower.
9. In the event Borrower's personal liability under the Note has been discharged in a Chapter 7 Bankruptcy, notwithstanding anything in this Agreement to the contrary, including, without limitation the provisions in the preceding paragraph, Borrower and Note Holder acknowledge and agree that Borrower's personal liability under the Note has been discharged in a Chapter 7 Bankruptcy and that this Agreement shall not be construed as: (1) an attempt by Note Holder to collect the underlying debt from Borrower's personal assets; and/or (2) as a violation of the post-discharge injunction set forth in 11 U.S.C. Section 524. On the contrary, Borrower and Note Holder desire to modify the underlying loan terms in order to facilitate Borrower's full compliance with the terms of the Note and Security Instrument.
10. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Note Holder will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
11. If all or any part of the Property or any interest in the Property is sold or transferred without Servicer's prior written consent, Servicer may require immediate payment in full of all sums secured by the Security Instrument. If Servicer exercises this option, Servicer shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with the terms of the Security Instrument, within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Servicer may invoke any remedies permitted by the Security Instrument without further notice to or demand on Borrower.

SLS Loan #: [REDACTED]

In Witness Whereof, Servicer and Borrower have executed this Agreement.

LAWRENCE [REDACTED]

Date

Specialized Loan Servicing LLC, as Servicer

By: _____

Name Printed:

Title:

Property of Kucsan & McCrea, APLC