



THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

NGOC [REDACTED]  
[REDACTED]  
ELLICOTT CITY, MD 21043

3/2/2010

Re: Pre-approved Loan Modification Agreement – [REDACTED]

Dear NGOC [REDACTED]

The recent economic downturn has been challenging for many Americans and for many of our customers. We recognize these challenges and are taking steps to assist borrowers who may be experiencing difficulty in managing payments on certain loans. As one response, we at Specialized Loan Servicing ("SLS") are offering a special one-time pre-approved modification program to select accounts.

**Your loan has been selected and pre-approved for this particular program which may reduce your interest rate from 9.250% to 5.000% and may decrease your monthly payment from \$1,178.07 to \$804.20. The impact of this reduction over the remaining term of your loan is estimated to be \$112,908.74. In addition, your total delinquent interest payments in the amount of \$2,127.02, as well as fees and/or expenses in the amount of \$117.80, and a reduction in principal in the amount of \$2,127.02, may be waived from your account and your loan may become current.**

The funds required as a condition of this agreement are: 1) the first monthly (modified) payment under the terms of the Modification Agreement in the amount of \$804.20 and 2) a one-time Modification Agreement Fee in the amount of \$250.00. The modification approval and the described changes to your account will be made as soon as the Modification Agreement is signed by all parties and both the documents and required funds are received by SLS.

Enclosed are two (2) copies of your pre-approved Loan Modification Agreement. Please sign and immediately return one copy of this agreement to SLS in the provided FedEx envelope and retain the other copy for your records. In addition to the signed documents, a certified check in the amount of \$1054.20 (your first modified payment plus the modification fee) is required in order to approve and finalized the offered modification. Please make your cashier's or certified check(s) payable to Specialized Loan Servicing.

**\*\*Note the Certified Funds and signed documents are required in order to finalize the above mentioned Modification.\*\***

**IMPORTANT INFORMATION IS CONTAINED ON THE NEXT PAGE. PLEASE REVIEW THE NEXT PAGE**

Important: The signed agreement and required funds must be received by SLS on or before Friday, March 26, 2010. This is a time sensitive offer and will expire if not received by that date. Although this program is designed to provide you benefit, you are under no obligation to accept this offer. Please be advised that this offer is based on final figures at the time the Pre Approved Modification documentation is printed and signed on your behalf. Should any payment(s) be returned by your banking institution after execution, the modification will not be honored. If you have any questions regarding this Loan Modification Agreement, please contact the SLS Early Resolution Department at 1 [REDACTED]

Sincerely,

Specialized Loan Servicing  
[REDACTED]  
[REDACTED]

Highlands Ranch, CO 80129

BANKRUPTCY NOTICE - IF YOU ARE A CUSTOMER IN BANKRUPTCY OR A CUSTOMER WHO HAS RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT: PLEASE BE ADVISED THAT THIS NOTICE IS TO ADVISE YOU OF THE STATUS OF YOUR MORTGAGE LOAN. THIS NOTICE CONSTITUTES NEITHER A DEMAND FOR PAYMENT 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. HOWEVER, IT MAY BE A NOTICE OF POSSIBLE ENFORCEMENT OF THE LIEN AGAINST THE COLLATERAL PROPERTY, WHICH HAS NOT BEEN DISCHARGED IN YOUR BANKRUPTCY. IF YOU WOULD LIKE TO DISCONTINUE THESE STATEMENTS PLEASE CONTACT OUR CUSTOMER CARE CENTER AT [REDACTED]

\*The acceptance of this offer may have some tax implications. Please contact your tax advisor with any questions concerning this issue.



SLS

Specialized Loan Servicing LLC

Loan Number: [REDACTED]

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## LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement (the "Agreement"), made and effective this Tuesday, March 02, 2010 between Specialized Loan Servicing LLC as Servicer for the Lender or current Note Holder ("Servicer") and NGOC [REDACTED], modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the Note (the "Note") dated Thursday, March 31, 2005 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]  
ELLCOTT CITY, MD 21043

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

1. As of 3/1/2010, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$138,025.64. Effective 3/1/2010 the unpaid principal balance will be \$138,025.64 (the "Modified Unpaid Principal Balance"). The amount Capitalized is \$2,127.02 consisting of the amount(s) loaned to the Borrower by the current or previous Note Holder and any interest capitalized to date, with a breakdown as follows:

a. Unpaid Interest	\$2,127.02
b. Escrow Advances	\$0.00
c. Corporate Advances	\$0.00
2. The amount to be Written Off is \$2,244.82 consisting of the amount(s) loaned to the Borrower by the current or previous Note Holder and any interest capitalized to date, with a breakdown as follows:

a. Principal Balance	\$2,127.02
b. Unpaid Interest	\$0.00
c. Late Charges	\$117.80
3. The 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 5.000% from 3/1/2010. The Borrower promises to make monthly payments of principal and interest of \$804.20 beginning on 4/1/2010, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 05/01/20 (the "Maturity or Modified Maturity Date after the Modification"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.
4. The Borrower will make such payments at [REDACTED] Atlanta, GA. 30348-5219 Attn: Remittance Processing or at such other place as the Note Holder may require.

5. The Borrower will also comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and other payments that the 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 specific agreement.
6. The 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.
7. This Agreement, when executed, shall be binding and inure to the heirs, executors, administrators and assigns of the Borrower.
8. In the event your 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.
9. 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 the Borrower and Note Holder will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
10. 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.

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

Specialized Loan Servicing LLC as Servicer

By: \_\_\_\_\_  
Specialized Loan Servicing, Authorized Signatory

\_\_\_\_\_  
NGOC [REDACTED]  
\_\_\_\_\_



Loan Number: [REDACTED]

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Specialized Loan Servicing LLC as Servicer

By:

Specialized Loan Servicing, Authorized Signatory

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