

## Loan Modification Agreement Schedule A

Name of Borrower(s): XXXXXXXXXX

Loan Number: XXXXXXXXXX

DESCRIPTION OF TOTAL AMOUNT DUE	AMOUNT DUE
Current Principal Balance	\$323,400.00
Total Amount Capitalized	\$4,178.68
<b>NEW PRINCIPAL BALANCE</b>	<b>\$327,578.68</b>

### BALLOON LOAN DISCLOSURES (if applicable)

Amortizing Amount	\$327,578.68
Deferment Amount	\$0.00
Total Balloon Payment *	\$230,148.47

\* The Balloon Payment is subject to change if your loan contains a variable rate feature.

### ITEMIZATION OF AMOUNT DUE

	Deferred Amount	Total Due
Delinquent Interest From 3/1/2009 To 5/31/2009		\$5,518.02
Attorney Fee/Costs	\$0.00	\$0.00
Delinquent Taxes / Unpaid Insurance	\$0.00	\$0.00
Modification Fee / Document Preparation Fee / Title Property Report (if applicable)	\$0.00	\$500.00
Property Preservation	\$0.00	\$0.00
Property Inspection	\$0.00	\$0.00
Broker Price Opinion (BPO) (Estimated Value of Property)	\$0.00	\$0.00
Borrower Interview	\$0.00	\$0.00
Interest on Secured Advances (AHMSI paid funds on behalf of borrower)	\$0.00	\$0.00
Late Charges	\$0.00	\$110.36
Demand Fee	\$0.00	\$0.00
Fax Fee	\$0.00	\$0.00
Non-Sufficient Funds (NSF) (Returned Check Fees)	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$6,128.38</b>
	Borrower Contribution	\$1,849.70
	Mortgage Insurance Contribution	\$0.00
	Total Deferred Amount	\$0.00
	Amount towards 1st payment due	\$0.00
	Total Amount Capitalized	\$4,178.68

<b>New Principal and Interest Payment Effective : ** 7/1/2009</b>	<b>\$1,508.92</b>
Monthly Tax Payment ***	\$0.00
Monthly Insurance Payment ***	\$0.00
Monthly Mortgage Insurance Payment	\$0.00
<b>Total Payment</b>	<b>\$1,508.92</b>

\*\* If your loan contains a variable rate feature, your monthly principal and interest payment is subject to change based on the terms of the Note and Modification Agreement.

\*\*\* Includes estimated amount for the monthly escrow payment (which is subject to change).

Borrower Initials here: GRZ \_\_\_\_\_

Non-Obligor Initials here: \_\_\_\_\_

Loan # 0021746912  
MIN #

**LOAN MODIFICATION AGREEMENT**  
(Providing for Adjustable Interest Rate with Balloon Payment)

**BALLOON PAYMENT DISCLOSURE**

THIS MODIFICATION AGREEMENT CONVERTS YOUR LOAN INTO A BALLOON LOAN, WHICH MEANS THAT EVEN IF YOU MAKE ALL YOUR SCHEDULED PAYMENTS WHEN DUE, THE LOAN WILL NOT BE PAID IN FULL AT THE END OF ITS TERM (WHICH REMAINS AS SET FORTH IN THE NOTE). AS A RESULT, ON THE MATURITY DATE, YOU WILL BE REQUIRED TO REPAY, IN A SINGLE PAYMENT, THE ENTIRE REMAINING PRINCIPAL BALANCE (THE BALLOON PAYMENT INDICATED IN PARAGRAPH 2 BELOW) PLUS ALL ACCRUED AND UNPAID INTEREST AND ALL OTHER AMOUNTS OWING ON THAT DATE (INCLUDING BUT NOT LIMITED TO ALL ADVANCES MADE BY LOAN SERVICER UNDER THE TERMS OF THE SECURITY INSTRUMENT).

**CAUTION TO BORROWER: NO OBLIGATION TO REFINANCE** - LOAN SERVICER HAS NO OBLIGATION TO REFINANCE THIS LOAN OR MAKE YOU A NEW LOAN ON THE MATURITY DATE. IF YOU DO NOT HAVE THE FUNDS TO PAY THE BALLOON PAYMENT WHEN IT COMES DUE, YOU MAY HAVE TO OBTAIN A NEW LOAN AGAINST YOUR PROPERTY TO MAKE THE BALLOON PAYMENT. ASSUMING ANOTHER LENDER MAKES YOU A NEW LOAN ON THE MATURITY DATE, YOU WILL PROBABLY BE CHARGED INTEREST AT THE MARKET RATE PREVAILING AT THAT TIME. SUCH INTEREST RATE MAY BE HIGHER THAN THE INTEREST RATE PAID ON THIS LOAN. YOU MAY AGAIN HAVE TO PAY COMMISSIONS, FEES AND EXPENSES FOR THE ARRANGING OF THE NEW LOAN. IN ADDITION, IF YOU ARE UNABLE TO MAKE THE MONTHLY PAYMENTS OR THE BALLOON PAYMENT, YOU MAY LOSE THE PROPERTY AND ALL OF YOUR EQUITY THROUGH FORECLOSURE. KEEP THIS IN MIND IN A DECIDING WHETHER TO AGREE TO THE TERMS OF THIS LOAN MODIFICATION.

This Loan Modification Agreement ("Agreement"), made this 1ST day of JUNE, 2009 (the "Effective Date"), between [REDACTED]

(collectively "Borrower")

and American Home Mortgage Servicing, Inc. as Servicer ("Loan Servicer"), modifies (1) the mortgage, deed of trust, or security deed (the "Security Instrument") dated JUNE 22, 2006, and (2) the promissory note (the "Note"), bearing the same date as, and secured by, the Security Instrument (Borrower's obligation under the Note, Security Instrument and this Agreement hereinafter referred to as the "Loan"), which covers the real and personal property located at

[REDACTED], LYNWOOD, CALIFORNIA 90262, more fully described in the Security Instrument and defined therein as the "Property." All capitalized terms in this Agreement shall have the same meanings as set forth in the Note and Security Instrument, unless defined in this Agreement; all schedules and exhibits attached to this Agreement are incorporated into and made part of this Agreement; and all references to this Agreement include the schedules and exhibits.

In consideration of the mutual promises and agreements exchanged, Loan Servicer and Borrower hereto agree that the Note and Security Instrument shall be modified hereby as follows:

1. As of **JUNE 1, 2009**, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. \$ **327,578.68**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any accrued and unpaid interest and other amounts capitalized as set forth in Schedule "A," attached hereto and made a part hereof. The amount that shall bear interest and amortize in accordance with the terms of this Agreement is referred to herein as the "Amortizing Amount," which may be equal to or less than the New Principal Balance, as specified in paragraph 2 below.
2. This Agreement contains one of three possible balloon features, depending upon the option selected below, that offers the advantage of lower monthly payments but the disadvantage of a significant portion of the New Principal Balance, referred to herein as the "Balloon Payment," being due and payable in a lump sum on the Maturity Date. Borrower understands and agrees that *[check appropriate box]*:
- The New Principal Balance consists of the sum of (i) an Amortizing Amount of U.S. \$ \_\_\_\_\_, that will be amortized over a period that will extend \_\_\_\_\_ months beyond the Maturity Date, and (ii) a principal deferment (that will not accrue interest and will not amortize over the remaining term of the Loan) of U.S. \$ \_\_\_\_\_ (the "Deferment Amount"). The total Balloon Payment will be U.S. \$ \_\_\_\_\_, which consists of the portion of the Amortizing Amount that remains unpaid on the Maturity Date plus the Deferment Amount.
- The Amortizing Amount is the same as the New Principal Balance, but the New Principal Balance will be amortized over a period that will extend **240** months beyond the Maturity Date, resulting in a Balloon Payment of U.S. \$ **230,148.47**
- The New Principal Balance consists of the sum of (i) an Amortizing Amount of U.S. \$ \_\_\_\_\_, and (ii) a Deferment Amount (that will not accrue interest and will not amortize over the remaining term of the Loan) of U.S. \$ \_\_\_\_\_ (the Balloon Payment).
3. Borrower promises to pay the New Principal Balance, plus interest on the Amortizing Amount, to the order of Loan Servicer. Interest will be charged on the Amortizing Amount at the yearly rate of **5.000** %, from **JUNE 1, 2009**, until the **FIFTH** Change Date after the Effective Date, at which time the interest rate Borrower will pay may change in accordance with the terms of the Note as amended by this Agreement. The interest rate Borrower will pay may then change on each subsequent Change Date in accordance with the terms of the Note as amended by this Agreement. Borrower promises to make monthly payments of principal and interest on the Amortizing Amount of U.S. \$ **1,508.92** (plus any amounts due for taxes and insurance as set forth in Schedule "A"), beginning on the **1ST** day of **JULY, 2009**, until the above-referenced Change Date, at which time the amount of Borrower's monthly payments may also change in accordance with the terms of the Note as amended by this Agreement. If Borrower receives an ARM adjustment notice prior to the payment beginning date indicated in the preceding sentence, Borrower should ignore such notice and make payments in accordance with this Agreement. The amount of Borrower's monthly payments may then change on each subsequent Change Date in accordance with the terms of the Note as amended by this Agreement, but in no event will Borrower's interest rate after any Change Date be greater than **11.000** % or less than **5.000** %.
4. Borrower will continue to make monthly payments on the same day of each succeeding month until the Maturity Date or until New Principal Balance and interest on the Amortizing Amount are paid in full, whichever is sooner. If on **JULY 01, 2036** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts (including but not limited to the Balloon Payment) in full on the Maturity Date.

5. Borrower understands, acknowledges and agrees that:
- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Note and Security Instrument shall also apply to default in the making of the modified payments under this Agreement.
  - (b) Except as herein modified, all covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect and none of Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof. Borrower will comply with all 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 all other payments that Borrower is obligated to make under the Security Instrument. This Agreement shall not in any way impair, diminish, or affect any of Loan Servicer's or Note Holder's rights or remedies under the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law, and all rights of recourse to which Loan Servicer and Note Holder are presently entitled against the Property, Borrower, any other property or any other persons in any way obligated for, or liable on, the Note and Security Instrument, are expressly reserved by Loan Servicer and Note Holder.
  - (c) Borrower has no right of set-off or counterclaim against Note Holder or Loan Servicer, or any defense to the obligations of the Note or Security Instrument.
  - (d) 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.
  - (e) All costs and expenses incurred by Loan Servicer in connection with this Agreement, including but not limited to property inspection fees and attorney's fees, shall be paid by Borrower to Loan Servicer and, to the extent such fees are deferred or become part of the New Principal Balance, shall be secured by the Security Instrument. The type and amount of such fees, and the manner in which they are paid by Borrower, are set forth in Schedule "A."
  - (f) If not prohibited by the law of the state(s) where the Property and Borrower are located, a modification fee or, alternatively, a document preparation fee, over and above the costs and expenses set forth in (e) above, shall be paid by Borrower to Loan Servicer, and, to the extent such fee becomes part of the New Principal Balance, shall be secured by the Security Instrument. The type and amount of such fee, and the manner in which it is paid by Borrower, is set forth in Schedule "A."
  - (g) The fees, costs and expenses as set forth in subparagraphs 5(e) and 5(f) above shall be (i) deferred until the Loan is paid in full, (ii) added to the New Principal Balance, and/or (iii) paid by Borrower prior to the Effective Date, all as set forth in Schedule "A."
  - (h) In addition to and simultaneously with Borrower's monthly payments of principal and interest as set forth in paragraph 3 above, Borrower shall be required pay to Loan Servicer, until such time as the New Principal Balance and interest on the Amortizing Amount are paid in full, a sum to provide for payment of amounts due for (i) yearly taxes and assessments which may attain priority over the Security Instrument as a lien on the Property, and (ii) yearly hazard or property insurance premiums, all in accordance with the terms and conditions of the Security Instrument. A waiver of this requirement by Loan Servicer as of the Effective Date shall not constitute a waiver of such requirement at any future date, and Loan Servicer specifically reserves the right, in its sole and absolute discretion, to impose such requirement at any time upon written notice to Borrower.
  - (i) Borrower shall make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement.

6. Borrower and Loan Servicer understand, acknowledge and agree that:
- (a) Time is of the essence of this Agreement, in particular the receipt by Loan Servicer of this Agreement, fully executed by Borrower and the sums due under subparagraphs 5(e) and 5(f) above.
  - (b) Loan Servicer represents that it has the authority to enter into this Agreement on behalf of the Note Holder.
  - (c) The terms, clauses, conditions and provisions of this Agreement are binding upon and shall inure to the benefit of all assignees, successors-in-interest, personal representatives, estates, administrators, heirs, devisees, and legatees of each of the parties hereto.
  - (d) Except as is otherwise provided for herein, this Agreement (along with the Note and Security Instrument) constitutes the entire agreement between the parties with reference to the subject matter hereof, and supersedes any prior agreement, oral or written, with respect thereto; and, in entering into this Agreement, no party is relying upon any representation, warranty, agreement, or covenants not set forth herein.
  - (e) This Agreement may be signed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement.
7. To the extent that any word, phrase, clause, or sentence of this Agreement shall be found to be illegal or unenforceable for any reason, such word, phrase, clause, or sentence shall be modified or deleted in such a manner so as to make the Agreement, as so modified, legal and enforceable under applicable law, provided that should such modification or deletion materially diminish the benefit of this Agreement to either Loan Servicer, Note Holder or Borrower, the Agreement shall be of no force or effect and the relationship of Loan Servicer, Note Holder and Borrower shall be entirely governed by the provisions of the Note and Security Instrument.
8. This Agreement shall be of no force or effect, and no action will be taken by Loan Servicer to cease collection activities relating to the Loan, unless and until Loan Servicer has received this Agreement, fully executed and initialed by Borrower no later than **MAY 14, 2009**. This Agreement is not considered "received" by Loan Servicer unless and until it has been delivered to Loan Servicer at and internally date stamped.

4875 Belfort Road, Suite #130, Jacksonville, FL 32256

[Signatures continue on following pages]

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IN WITNESS WHEREOF, the undersigned have set their hands hereunto as of the date written below.

American Home Mortgage Servicing, Inc.

By:

Name:

Title:

Borrower

Borrower

Borrower

Borrower