



Dear Borrower:

We are pleased to advise you that your request for a loan modification is approved. The Loan Modification documents are enclosed for your review and signature.

Enclosed please find two copies of the Loan Modification Agreement. Please sign one copy of the Loan Modification Agreement and initial Schedule A where indicated with the stickers. Please do not sign over the stickers. You can remove the stickers after you have signed the Agreement. Please retain one copy of the Loan Modification for your reference.

Please return the signed documents via overnight mail to us before the date indicated in the Agreement. A self-addressed UPS prepaid envelope is enclosed for your assistance.

If you have any questions concerning the terms of your agreement, please contact your negotiator.

Sincerely,

Loan Closer

THIS COMMUNICATION IS FROM A DEBT COLLECTOR BUT DOES NOT IMPLY THAT AMERICAN HOME MORTGAGE SERVICING, INC., IS ATTEMPTING TO COLLECT MONEY FROM ANYONE WHOSE DEBT HAS BEEN DISCHARGED PURSUANT TO (OR WHO IS UNDER THE PROTECTION OF) THE BANKRUPTCY LAWS OF THE UNITED STATES; IN SUCH INSTANCES, IT IS INTENDED SOLELY FOR INFORMATIONAL PURPOSES AND DOES NOT CONSTITUTE A DEMAND FOR PAYMENT.

Loan Modification Agreement Schedule A

Name of Borrower(s): FLORANCE [REDACTED]

Loan Number: [REDACTED]

DESCRIPTION OF TOTAL AMOUNT DUE	AMOUNT DUE
Current Principal Balance	\$31,185.18
Total Amount Capitalized	\$2,449.19
NEW PRINCIPAL BALANCE	\$33,634.37

BALLOON LOAN DISCLOSURES (if applicable)

Amortizing Amount	\$33,634.37
Deferment Amount	\$0.00
Total Balloon Payment *	\$20,522.77

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

ITEMIZATION OF AMOUNT DUE

ITEMIZATION OF AMOUNT DUE	Deferred Amount	Total Due
Delinquent Interest From 10/1/2008 To 4/30/2009		\$2,205.70
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	\$0.00
Property Preservation	\$0.00	\$0.00
Property Inspection	\$0.00	\$9.60
Broker Price Opinion (BPO) (Estimated Value of Property)	\$0.00	\$95.00
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	\$113.89
Demand Fee	\$0.00	\$0.00
Fax Fee	\$0.00	\$0.00
Non-Sufficient Funds (NSF) (Returned Check Fees)	\$0.00	\$25.00
TOTALS	\$0.00	\$2,449.19
	Borrower Contribution	\$0.00
	Mortgage Insurance Contribution	\$0.00
	Total Deferred Amount	\$0.00
	Amount towards 1st payment due	\$0.00
	Total Amount Capitalized	\$2,449.19

New Principal and Interest Payment Effective: ** 6/1/2009	\$225.34
Monthly Tax Payment ***	\$0.00
Monthly Insurance Payment ****	\$0.00
Monthly Mortgage Insurance Payment	\$0.00
Total Payment	\$225.34

** If your loan contains an 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: _____

Non-Obligor Initials here: _____

INITIAL HERE

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- (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(c) and 5(f) above.
- 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 **APRIL 24, 2009**. This Agreement is not considered "received" by Loan Servicer unless and until it has been delivered to Loan Servicer at **4875 Belfort Road, Suite #130, Jacksonville, FL 32256** and internally date stamped.

NOTICE TO BORROWERS WITH ADJUSTABLE RATE LOANS: For Borrowers with an adjustable rate Loan, please read this notice carefully. In accordance with subparagraphs 4(a) and 4(b) of this Agreement, you (Borrower) understand that the Loan is modified from an adjustable-rate loan to a fixed-rate loan. An adjustable-rate loan differs from a fixed-rate loan. With a fixed-rate loan, the interest rate stays the same during the life of the loan. With an adjustable-rate loan, the interest rate changes periodically, in relation to an index and a margin, and payments may go up or down accordingly. **IF INTEREST RATES DECREASE, AN ADJUSTABLE-RATE LOAN COULD BE LESS EXPENSIVE OVER A LONG PERIOD THAN A FIXED-RATE LOAN. YOU UNDERSTAND THAT BY MODIFYING THIS LOAN TO A FIXED-RATE LOAN, YOU ARE FOREGOING THIS POTENTIAL ADVANTAGE IN EXCHANGE FOR THE BENEFIT OF HAVING A FIXED INTEREST RATE FOR THE LIFE OF THE LOAN.**

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

American Home Mortgage Servicing, Inc.

By:

Name:

Title:

Borrower **FLORANCE** [REDACTED]

Borrower

Borrower

Borrower