



**Loan Mod Company**

4815 E. Carefree Hwy. Suite 108-176  
CAVE CREEK, AZ, 85331  
888-940-8084 602-235-0109  
Fax: 602-235-0109

Pre-Qualification  
Analysis

## HAMP Pre-Qualification Analysis Report

**“THIS REPORT CONTAINS PRIVATE AND CONFIDENTIAL INFORMATION”**

**Client Name (Client):** John Doe  
Jane Doe

**Property:** 4545 E Washington Street  
ARIZONA CITY, AZ, 85223

**Report Number:** CAS0002127

**Generated By:** JOHN TEST

**Created:** 06/17/2010

**Printed:** 06/17/2010

---

THIS HAMP PRE-QUALIFICATION ANALYSIS REPORT IS BASED ON:

**HAMP Eligibility Checklist:** The Home Affordable Mortgage Program (HAMP) Guidelines.

**Net Present Value:** Federal Deposit Insurance Corporation (FDIC).

**DISCLAIMER:**

THIS ANALYSIS IS SOLELY BASED ON THE INFORMATION AND FACTS PROVIDED BY THE CLIENT. THE CLIENT AGREES THAT Loan Mod Company DIDN'T PROVIDE ANY TYPE OF COUNSELING OR REPRESENTATION. THIS ANALYSIS REPORT DOES NOT GUARANTEE A LOAN MODIFICATION APPROVAL BY THE LENDER(S). THE RESULTS OF THE NPV TEST MAY DIFFER FROM THE LENDER'S IF THE LENDER USES A DIFFERENT MODEL.

## INDEX

Cover Page	1
Index	2
Analysis Instructions	3
Analysis Information Page	4
HAMP Eligibility Checklist <a href="#">Pre-Qualification Checklist</a>	5 to 6
Net Present Value Pass/Fail Result	7
De Minimis Constraint Pass/Fail Result	8
List of Prospective Annual Percentage Rates based on HAMP Guidelines <a href="#">Waterfall APR Estimates</a>	9
Net Present Value Test <a href="#">This NPV Test uses the FDIC's model</a>	10
Monthly Financial Statement <a href="#">Income - Expenses</a>	11
Assets and Liabilities	12
List of "Commonly Required Documents"	13
Disclosure <a href="#">You must sign this page.</a>	14
Glossary of Terms	15

Dear John Doe

Congratulations and thank you for ordering your HAMP Pre-Qualification Analysis Report. The goal of this Analysis Report is to provide a simple, logical work-through report that will deliver to you a clear and concise analysis indicating a possible Pre-Qualification Status based on the requirements of the Federal Governments Home Affordable Mortgage Plan (HAMP).

Next you will find information about the sections presented in this analysis; please read through them. Understanding each section is essential to get the most out of your analysis and to educate yourself about the Home Affordable Mortgage Program if you chose to apply for a Loan Modification with your Mortgage Lender.

- **HAMP Eligibility Checklist:**

This is a two (2) column side by side comparison of the most relevant HAMP Requirements (on the left) and the result of your analysis (on the right). Each of these sections will indicate if you Pre-Qualify or not under each specific requirement.

- **Waterfall Mortgage Rates with Loan Extension Option:**

The table shows the waterfall interest rates available through the HAMP program in 1/8 point increments down to the lowest possible interest rate of 2.00% (interest floor).

- **Financial Statement:**

This is your monthly financial statement, which is broken down into: Income, Deductions and Expenses. This will generate your debt-to-income (DTI) ratios that are so critical to the pre-qualification process. This information is required when applying for a Loan Modification under HAMP.

- **Assets and Liabilities:**

This is your "Net Worth" statement, listing all of your assets and associated costs. This information is required when applying for a Loan Modification under HAMP.

- **Financial Hardship Letter:**

The hardship letter explains your personal financial situation in a personal and private letter. How did your hardship come about, what are the causes of your financial hardship?

- **Resolving your Financial Hardship:**

You need to explain the steps you are taking to resolve your financial hardship. List all of the costs you are eliminating! Show your intent to modify your existing loan through the HAMP process.

- **HAMP Application Form (RMA):**

The HAMP has created an application form that collects all of the required data so you can submit a completed form to the Lender showing all of the required fields completed, signed and dated.

- **Suggested "Required Documents" Checklist:**

Lenders require that you provide a list of Documents that must be submitted with the HAMP RMA application. Documents must be current and have your name on them. Check this list to make sure you are at least including these documents with HAMP RMA Package and CHECK WITH YOUR LENDER FOR ADDITIONAL DOCUMENTATION.

- **HAMP Glossary of Terms:**

In this section you will find a glossary of terms used throughout the HAMP Application and the Federal Governments HAMP Guidelines.

Thank you and good luck with your Loan Modification Process!

**Loan Mod Company**

CAVE CREEK, AZ, 85331  
888-940-8084 602-235-0109  
Fax: 602-235-0109

**HAMP Pre-Qualification Analysis Report**  
**Information Submitted by the Client\* for Analysis**

**Borrower Information**

**Name:** John Doe  
**DOB:** 01/01/1970  
**SSN:** 123-45-6798  
**Home Tel.:** 602-654-9878  
**Mobile Tel.:** 602-654-9888  
**Other Tel.:** 480-445-7887  
**Fax:**  
**Email:** john@shortsalesoft.com

**Gross Income:** \$7,500.00  
**Current Front-End DTI:** 0.00%

**Co-Borrower Information**

**Name:** Jane Doe  
**DOB:** 02/02/1970  
**SSN:** 123-45-6789  
**Home Tel.:** 602-775-8845  
**Mobile Tel.:** 480-665-9855  
**Other Tel.:**  
**Fax:**  
**Email:**

**Gross Income:** \$0.00

**Property**

**Street:** 4545 E Washington Street  
**City:** ARIZONA CITY  
**State:** AZ                      **ZIP:** 85223  
**APN:** 6540-04957

**Units:** 1  
**Residence:** Primary

**Client's Intention:** Keep Property / Loan Mod.

**First Mortgage Information**

**Lender Name:** CitiCorp/CitiBank  
**Originated:** 01/01/2002  
**Loan #:** 6540654-001  
**Original Amount:** \$620,000.00  
**Balance Owed:** \$620,000.00  
**Original Term:** 360 Months  
**Remaining Term:** 345 Months  
**APR:** 0.000% (Interest)  
**Monthly Payment:** \$3,717.21  
**Last Payment:** 02/01/2010

**Second Mortgage Information**

**Lender Name:** AHMSI  
**Loan #:**  
**Original Amount:** \$0.00  
**Balance Owed:** \$0.00  
**Original Term:** 360 Months  
**Remaining Term:** 345 Months  
**APR:** 0.000% (Interest)  
**Monthly Payment:** \$0.00  
**Last Payment:** / /

## HAMP Eligibility Checklist

Program Elements Described in the HAMP Guidelines	This is your position with respect to the Element Described.
<p><b>Program Expiration:</b></p> <p>New borrowers will be accepted until December 31, 2012. Program payments will be made for up to five years after the date of entry into a Home Affordable Modification. Monitoring will continue through the life of the program.</p>	<p><b>Pre-Qualified</b></p> <p>The date in which this Analysis Report is being generated is before the date set as the end of the HAMP Program which is December 31, 2012.</p>
<p><b>Origination Date of Loan Subject to Modification:</b></p> <p>The mortgage to be modified must have been originated on or before January 1, 2009.</p>	<p><b>Pre-Qualified</b></p> <p>The date in which your First Mortgage was originated is “on or before” the limit date (01/01/2009) offered by the HAMP Program to pre-qualify.</p>
<p><b>Qualification Terms:</b></p> <ul style="list-style-type: none"> <li>• The home must be a primary residence (verified with tax return, credit report, and other documentation such as a utility bill).</li> <li>• The home must be an owner occupied, single family 1-4 unit property (including condominium, cooperative, and manufactured home affixed to a foundation and treated as real property under state law).</li> </ul>	<p><b>Pre-Qualified</b></p> <p>Based on the information that you provided, you are pre-qualified under this requirement. The HAMP Program requires the property to be Owner Occupied and you are currently living in this property!</p>
<ul style="list-style-type: none"> <li>• The home may not be investor-owned.</li> <li>• The home may not be vacant or condemned.</li> </ul>	<p><b>Pre-Qualified</b></p> <p>Based on the information that you provided, you are pre-qualified under this specific requirement. You specified that you live in your property, so it is not investor owned and it is not vacant or condemned.</p>
<ul style="list-style-type: none"> <li>• First lien loans must have an unpaid principal balance (prior to capitalization of arrearages) equal to or less than: <ul style="list-style-type: none"> <li>• 1 Unit: \$729,750</li> <li>• 2 Units: \$934,200</li> <li>• 3 Units: \$1,129,250</li> <li>• 4 Units: \$1,403,400</li> </ul> </li> </ul>	<p><b>Pre-Qualified</b></p> <p>The HAMP Program requires that Single-Units Properties must have a balance less than or equal to \$729,750.00. Based on the information that you provided, you are pre-qualified under this requirement.</p>
<ul style="list-style-type: none"> <li>• Borrowers in bankruptcy are not automatically eliminated from consideration for a modification.</li> </ul>	<p><b>Pre-Qualified</b></p> <p>Based on the information that you provided, you are pre-qualified under this specific requirement. Even if you filed for a bankruptcy, your case will still be considered for a Loan Modification under the HAMP Guidelines.</p>
<ul style="list-style-type: none"> <li>• Borrowers in active litigation regarding the mortgage loan can qualify for a modification without waiving their legal rights.</li> </ul>	<p>Even in the event that you have decided to retain an Attorney and start a litigation process related to the First Mortgage, under the HAMP Program, you will be still pre-qualified under this specific guideline.</p>
<p><b>In Foreclosure Process:</b></p> <p>Any foreclosure action will be temporarily suspended during the trial period, or while borrowers are considered for alternative foreclosure prevention options. In the event that the Home Affordable Modification or alternative foreclosure prevention options fail, the foreclosure action may be resumed.</p>	<p><b>Not Required</b></p> <p>Based on the information that you provided, you do not require to opt for the Home Affordable Foreclosure Alternative Program (HAFA). The HAFA Program is a temporal suspension of the Foreclosure process (for qualified homeowners).</p>
<p><b>Current LTV:</b></p> <p>There is no minimum or maximum LTV ratio for eligibility purposes.</p>	<p><b>Pre-Qualified</b></p> <p>Since there is no pre-set limitation in terms of the Loan to Value (LTV), you are pre-qualified under this specific requirement.</p>

<p><b>Loan Type Exclusions:</b></p> <p>Loans can only be modified under the Home Affordable Modification program ONCE.</p>	<p><b>Pre-Qualified</b></p> <p>Based on the information that you provided, since this is the first time that you are applying for a Loan Modification, you are pre-qualified under this specific requirement.</p>
<p><b>Borrower Pay-for-Performance Success Payments:</b></p> <p>Borrowers are eligible to receive a Pay-for-Performance Success Payment that goes straight towards reducing the principal balance on the mortgage loan.</p>	<p><b>You may receive up to \$1,000 of Pay-for-Performance Success Payments each year for up to five years.</b></p> <p>Base on this guideline of the HAMP Program, borrowers are eligible to receive a Pay-for-Performance Success Payment that goes straight towards reducing the principal balance on the mortgage loan as long as the borrower is current on his or her monthly payments.</p> <p>Borrowers can receive up to \$1,000 of Pay-for-Performance Success Payments each year for up to five years.</p>

# FDIC's Net Present Value

Net Present Value Test	Result
<p><b>Program Expiration:</b></p> <p>The NPV Test compares the net present value (NPV) of cash flows expected from a modification to the net present value of cash flows expected in the absence of modification. If the NPV of the modification scenario is greater, the NPV result is deemed positive (Pass), otherwise it is deemed negative (Failed).</p> <p>The NPV Test applies to the Standard Waterfall only and does not require consideration of principal forgiveness. However, the servicer may choose to forgive principal if the servicer determines that principal forgiveness improves the likelihood of loan performance and the value of modification.</p>	<p><b>Passed</b></p> <p>Based on the information that you provided, you PASS the FDIC's Net Present Value (NPV) Test. The NPV is crucial to determine pre-qualification status for a Loan Modification or Short Sale process.</p>

## De Minimis Constraint Pass/Fail Result

De Minimis Constraint	Result
<p><b>Term Explanation:</b></p> <p>To qualify for A Borrower Pay for Performance Success Payments, the modification must reduce the monthly payment by a minimum of 6 %.</p> <p>The monthly payment is the PITIA payment, as used in defining DTI, with the loan fully indexed and fully amortized.</p> <p>When paid, Borrower Pay for Performance Success Payments will be the lesser of (i) \$1,000 or (ii) half the reduction in the borrower's annualized monthly payment.</p>	<p><b>Passed</b></p> <p>Based on the information that you provided, you PASS the De Minimis Test. The reduction of your First Mortgage Monthly Payment is greater than or equal to 6%.</p>

## Test Parameters / Result

Current Mortgage Monthly Payment	\$3,717.21
Estimated New Mortgage Monthly Payment	\$1,960.08
Estimated Reduction of the Monthly Payment	47.270%

## List of Prospective Annual Percentage Rates based on HAMP Guidelines

Next you will find a list of HAMP Programs that you may pre-qualify for based on the information that you provided for this analysis.

- The programs showed in **GREEN** (if any) are possible pre-qualification programs that will bring your Front-End DTI between 31% and 38%.
- The programs showed in **RED** (if any) are programs that will bring your Front-End DTI above the 38% limit required under the HAMP Guidelines.
- All this figures are estimates. Figures are based on the information that you provided for this analysis.

Term (Years)	Interest Rate	PITIA	Payment to Principal	Principal Pmt. Reduction	Front-End DTI
40	2.250%	\$2,335.08	\$1,960.08	\$1,757.13	31.13 %
40	2.375%	\$2,377.11	\$2,002.11	\$1,715.11	31.69 %
40	2.500%	\$2,419.63	\$2,044.63	\$1,672.59	32.26 %
40	2.625%	\$2,462.63	\$2,087.63	\$1,629.59	32.84 %
40	2.750%	\$2,506.11	\$2,131.11	\$1,586.10	33.41 %
40	2.875%	\$2,550.07	\$2,175.07	\$1,542.14	34.00 %
40	3.000%	\$2,594.50	\$2,219.50	\$1,497.71	34.59 %
40	3.125%	\$2,639.40	\$2,264.40	\$1,452.81	35.19 %
40	3.250%	\$2,684.76	\$2,309.76	\$1,407.46	35.80 %
40	3.375%	\$2,730.57	\$2,355.57	\$1,361.65	36.41 %
40	3.500%	\$2,776.82	\$2,401.82	\$1,315.39	37.02 %
40	3.625%	\$2,823.52	\$2,448.52	\$1,268.69	37.65 %
40	3.750%	\$2,870.66	\$2,495.66	\$1,221.55	38.28 %
40	3.875%	\$2,918.23	\$2,543.23	\$1,173.99	38.91 %
40	4.000%	\$2,966.22	\$2,591.22	\$1,125.99	39.55 %
40	4.125%	\$3,014.63	\$2,639.63	\$1,077.59	40.20 %
40	4.250%	\$3,063.45	\$2,688.45	\$1,028.77	40.85 %
40	4.375%	\$3,112.67	\$2,737.67	\$979.54	41.50 %
40	4.500%	\$3,162.29	\$2,787.29	\$929.92	42.16 %
40	4.625%	\$3,212.30	\$2,837.30	\$879.91	42.83 %

**Term (Years):** this is the term (in years) of each specific program. The HAMP calculations target a Front-End DTI from 31% to 38%. If your actual financial situation does not allow the waterfall calculations to find a program within the targeted 31% to 38%, then you may be pre-qualified for an extension of the term of the program to 40 Years.

**Interest Rate:** this is the Annual Percentage rate (APR) of each specific program.

**PITIA:** this is the estimated monthly payment including Principal, Interest, Taxes, Insurance and Homeowners Associations of each specific program.

**Payment to Principal:** this is the estimated portion of the monthly payment that is applied towards the Principal Balance.

**Principal Pmt. Reduction:** this is the estimated amount in which your "Actual Payment to Principal" could be reduced under each specific program.

**Front-End DTI:** this is the new estimated Front-End DTI that will be achieved under each specific program. Each program is reduced in 0.125% until the target of 31% to 38% is reached.

### Net Present Value Test

Current Freddie rate	5.4%
Program interest rate floor	3.0%

### Loan origination information and current status

Original Loan Amount	\$620,000
Original Amortization Term	360
Original Interest Rate	6.000%
Interest only loan (Y/N)	N
Current UPB	\$615,000
Current Rate	6.000%
Remaining Term	97
Months past due	4
Property state	AZ
Advances/Escrow	\$815
Current Monthly Mortgage Payment	\$3,717.21
Current Interest Payment	\$3,100.00
Current Principal Payment	\$617.21
Past Due Interest	\$15,375
UPB Adjusted for Accrued Interest and Escrow	\$631,190

### Borrower status

Monthly Income*	\$7,500
Monthly Taxes and Insurance	\$204

### Foreclosure Scenario

UPB Adjusted for Accrued Interest and Escrow	\$631,190
Current Value	\$400,000
Home Price Appreciation Forecast	-5%
REO Stigma Discount	20%
Months to Foreclosure Sale	1
Months to REO sale	5
Foreclosure & REO Disposition Costs	\$6,980
Future Interest and Advanced Escrow	\$4,351
REO Value	\$292,669
Zero Cure PV Loss	(\$329,129)
Cure Rate	15%
PV Probability Wtd Loss	(\$279,760)

### Present Value of Modification

**Affordable DTI level** 31%

Modified Payment	\$2,121.33
Interest Rate at 30 Year Term	-23.6%
Interest rate less than program floor, extend amortization term	
Interest Rate with 40 Year Term	-3.3%

### Principal forbearance required

#### Modified Payment

UPB adjusted for Accrued Interest and Escrow	\$631,190
Modified Rate	3.00%
Modified Payment	\$2,121.33
Modified Loan Term	217
Modified Full Am Payment	\$3,772.23
Difference from Affordable Payment	\$1,650.90
Principal Forbearance	\$276,237.03
PV Reduced Cash Flow	(\$207,955.05)

### Valuation Given Redefault After Modification

Redefault Rate	40%
Months to Redefault	3
Home Price Appreciation Forecast (from current date)	-4%
Future Interest and Advanced Escrow	\$ 11,106
REO Value	\$ 289,114
PV Estimated Loss	(\$324,575)

### Value of Modification

Modification Value	(\$254,603)
Benefit from Modification	\$25,156.33
NPV Test (Pass/Fail)	NPV Passed!

### Modification Terms

% Difference from Original Payment	-42.9%	
Borrower Payment after months:		
1	\$2,121.33	
60	\$2,254.06	6.3%
72	\$2,381.96	5.7%
84	\$2,430.40	2.0%
96	\$2,430.40	0.0%
108	\$2,430.40	0.0%

**MONTHLY FINANCIAL STATEMENT - Current**

John Doe

Jane Doe

1st Loan #: 6540654-001

2nd Loan #:

3rd Loan #:

4545 E WASHINGTON STREET

ARIZONA CITY, AZ 85223

**INCOME**

Gross Wages		<u>\$7,500.00</u>
	<b>Total Income:</b>	<b>\$7,500.00</b>

**EXPENSES**

Homeowners Association Fees	\$25.00	
Real Estate: Home Owners Ins. (if not included in	\$100.00	
Real Estate: Taxes (If not included in Mortgage)	\$250.00	
1st Mortgage Payment	<u>\$3,717.21</u>	
	<b>Total Expenses:</b>	<b>\$4,092.21</b>
	<b>TOTAL STATEMENT:</b>	<b>\$3,407.79</b>

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_

# BORROWERS ASSETS AND LIABILITIES

JOHN DOE

1st Loan #: 6540654-001

2nd Loan #:

3rd Loan #:

4545 E WASHINGTON STREET

ARIZONA CITY, AZ 85223

<b>Assets List</b>	<b>Estimated Value</b>	<b>Amount Owed</b>	<b>NET VALUE</b>
All Retirement Assets (401K, IRA, etc)	\$30,000.00	\$0.00	\$30,000.00
Automobile (Make / Model / Year)	\$6,000.00	\$0.00	\$6,000.00
Cash on hand	\$1,000.00	\$0.00	\$1,000.00
Checking & Saving Accounts	\$2,000.00	\$0.00	\$2,000.00
Personal Property (Computers, Art,	\$50,000.00	\$0.00	\$50,000.00
<b>TOTAL ASSETS:</b>	<b>\$89,000.00</b>	<b>\$0.00</b>	<b>\$89,000.00</b>

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
**JOHN DOE**

SIGNATURE

\_\_\_\_\_  
**JANE DOE**

SIGNATURE

## List of Commonly Required Documents

Next you will find a list of the most commonly required documents. Check with your Lender(s) to get an updated list.

- Application Form (ARM).
- Form IRS Form 4506T (Request for Transcript of Tax Return).
- Copy of Mortgage Statement.
- Hardship Letter.
- Copy of the last 2 months of Bank Statements.
- Copy of the last year's Tax Returns.
- Copy of last two years W-2's.
- Copy of Current 401K Statement.
- Copy of Last 2 pay stubs.
- Copy of Utility Bills.
- Copy of Property Taxes if Paid Separately.
- Monthly Financial Statement.
- Assets and Liabilities Report.

Check with your Lender(s) for a specific list of documents required.

## DISCLOSURE

**Read carefully the content of this disclosure, initial every paragraph and sign on the bottom.**

Date: 06/17/2010

HAMP Analysis Report #: CAS0002127 ("Report")

Property Address: 4545 E Washington Street, ARIZONA CITY AZ 85223

By initialing below, I/We hereby acknowledge that I have not received any type of advice or assistance or representation from Loan Mod Company, any of its agents, contractors or staff members in regards to Loan Modification on the property subject of the "Report". I/We also acknowledge that I have not been advised to stop making payments to my Home Loan(s) to be able to pre-qualify for any Loan Modification Program. Should any agent, contractor, affiliate, salesperson, or otherwise have inadvertently, accidentally, willfully, or otherwise have communicated anything contrary to the aforementioned to me, I understand that their statements are erroneous, incorrect, and not the advice or recommendation of Loan Mod Company.

Initial \_\_\_\_\_

John Doe

Initial \_\_\_\_\_

Jane Doe

By initialing below, I/We hereby acknowledge that I understand that the "Report" provided by Loan Mod Company is not an application for a Loan Modification and that it was generated using the information that I/We provided and that obtaining this Report from Loan Mod Company does not halt any foreclosure process on the property subject of the "Report". Should any agent, contractor, affiliate, salesperson, or otherwise have inadvertently, accidentally, willfully, or otherwise have communicated anything contrary to the aforementioned to me, I understand that their statements are erroneous, incorrect, and not the advice or recommendation of Loan Mod Company.

Initial \_\_\_\_\_

John Doe

Initial \_\_\_\_\_

Jane Doe

By initialing below, I/We hereby acknowledge that I understand that the Pre-Qualification under each of the guidelines of the Home Affordable Mortgage Program (HAMP) showed in the "Report" is solely based on the information that I provided to Loan Mod Company and that the Net Present Value (NPV) Model used for this "Report" is from the Federal Deposit Insurance Corporation (FDIC) and that my Lender(s) may be using a different NPV Model under which I may not be pre-qualified under the HAMP Guidelines. Should any agent, contractor, affiliate, sales person, or otherwise, have inadvertently, accidentally, willfully, or otherwise, have communicated anything contrary to the aforementioned to me, I/We understand that their statements are erroneous, incorrect, and not the advice or recommendation of Loan Mod Company.

Initial \_\_\_\_\_

John Doe

Initial \_\_\_\_\_

Jane Doe

By initialing below, I/We hereby acknowledge that I understand that in the event that the report shows that I am/we are pre-qualified under all of the HAMP Guidelines and the NPV Model shows a PASS Result, this does not guarantee the outcome of a Loan Modification or Short Sale process and that every Lender may apply different rules under each case and that no guarantees were given to me from Loan Mod Company regarding any specific outcome. Should any agent, contractor, affiliate, sales person, or otherwise, have inadvertently, accidentally, willfully, or otherwise, have communicated anything contrary to the aforementioned to me, I/We understand that their statements are erroneous, incorrect, and not the advice or recommendation of Loan Mod Company.

Initial \_\_\_\_\_

John Doe

Initial \_\_\_\_\_

Jane Doe

By initialing below, I/We hereby acknowledge and understand that Loan Mod Company have not contacted and that will not contact the Lender(s) involved in my Home Loan to generate this "Report" or after the "Report" is generated. Should any agent, contractor, affiliate, sales person, or otherwise, have inadvertently, accidentally, willfully, or otherwise, have communicated anything contrary to the aforementioned to me, I/We understand that their statements are erroneous, incorrect, and not the advice or recommendation of Loan Mod Company.

Initial \_\_\_\_\_

John Doe

Initial \_\_\_\_\_

Jane Doe

Client's Signature

John Doe

SSN: 123-45-6798

DOB: 01/01/1970

Date

Co-Client's Signature

Jane Doe

SSN: 123-45-6789

DOB: 02/02/1970

Date

## Glossary of Terms:

- **AVM:** Automated property valuation model. A model that provides a reliable confidence score.
- **Back-End DTI:** The Back-End DTI is the ratio of the borrower's total monthly debt payments (such as Front-End PITIA, any mortgage insurance premiums, payments on all installment debts, monthly payments on all junior liens, alimony, car lease payments, aggregate negative net rental income from all investment properties owned, and monthly mortgage payments for second homes) to the borrower's Monthly Gross Income.
- **BPO:** Broker's Price Opinion.
- **Front-End DTI:** Front-End Debt to Income Ratio. Front-End DTI is the ratio of PITIA to Monthly Gross Income. The Front-End DTI Target in the HAMP is 31%.
- **GSE:** Government Sponsored Enterprise.
- **HAMP:** Home Affordable Modification Program. Trial loan modifications consistent with these Guidelines may be offered to homeowners beginning on this date, March 4, 2009, and may be considered for acceptance into the Home Affordable Modification Program upon completion of the trial period and other conditions. These Guidelines, however, do not constitute a contract offer binding on the Department of the Treasury.
- **Monthly Gross Income:** The borrower's Monthly Gross Income is the amount before any payroll deductions includes wages and salaries, overtime pay, commissions, fees, tips, bonuses, housing allowances, other compensation for personal services, Social Security payment, including Social Security received by adults on behalf of minors or by minors intended for their own support, annuities, insurance policies, retirement funds, pensions, disability or death benefits, unemployment benefits, rental income and other income.
- **NPV:** Net Present Value. A NPV Test will be required on each loan that is in Imminent Default or is at least 60 days delinquent under the MBA delinquency calculation. This NPV test will compare the net present value (NPV) of cash flows expected from a modification to the net present value of cash flows expected in the absence of modification. If the NPV of the modification scenario is greater, the NPV result is deemed positive, and the servicer must modify the loan (absent fraud, etc.) However, an "NPV positive" result is not necessary to qualify a loan for a Home Affordable Modification and the associated lender/investor, servicer, and borrower payments.
- **PITIA:** PITIA is defined as principal, interest, taxes, insurance (including homeowners insurance and hazard and flood insurance) and homeowners association and/or condominium fees. Mortgage insurance premiums are excluded from the PITIA calculation.
- **Rate Floor:** The minimum Annual Interest Rate permitted for a modified loan under HAMP, it is 2.000%.

*Source: US Department of the Treasury/HAMP Guidelines.*

YOUR HAMP ANALYSIS REPORT ENDS HERE

**Loan Mod Company**

4815 E. Carefree Hwy. Suite 108-176  
CAVE CREEK, AZ, 85331

Tel: 888-940-8084  
Tel: 602-235-0109  
Fax: 602-235-0109

**Invoice #:** CAS0002127

Issued: 06/17/2010

Due: 06/17/2010

Acct. Exec.: JOHN TEST

**Customer\*****John Doe**

4545 E Washington Street  
ARIZONA CITY, AZ 85223  
Tel: 602-654-9878 / 602-654-9888 / 480-445-7887

Product	QTY	Price	Total/Item
<b>HAMP Analysis Report</b> Analysis Report based on information provided by Customer*.	01	\$0.00	\$0.00
<b>Total Invoice:</b>			<b>\$0.00</b>

**TERMS AND CONDITIONS**

- This invoice is governed by the terms expressed in the Disclosure Document signed by the Customer\*.
- Payment: 100% due on Receipt.
- Customer agrees to pay this invoice notwithstanding the results of the Analysis Report.
- All non sufficient funds (NFS) payments will incur an additional onetime charge of \$25 except where prohibited by law.
- Any legal issues that may arise related to this transaction shall be disputed under the laws and regulations of the State of AZ in the City of CAVE CREEK.