

You Have Options! We Can Help!

Mortgage Modification Services

Are you behind on your mortgage? Are you worried you will lose your home? Is your lender refusing to accept your payments, or talk modification of your loan? Our Mortgage Modification Center provides the critical information and professional representation you need to put an end to your mortgage difficulties. With over 30 years of experience to draw on, we specialize in working with your lender(s) to restructure your current loan(s) by providing you with a unique, professional plan that you and your lender(s) can accept. The key to our success is constructing a financial plan that you and your lender can approve and, most importantly, that you are able to perform.

Let us put our experience to work for you!

Navigating the loan modification process can be overwhelming. We are experts in the mortgage industry and have established the relationships needed with note holders throughout the industry that are priceless when it comes to getting the results you are seeking. We have a goal to preserve home ownership for good hard working people during this wave of default and foreclosure that is sweeping across our great country. We only accept cases we believe we can win on your behalf, so you can rest easy knowing that you will be a priority in our organization!

Loan Modification: We will assist you in supplying the appropriate information to your lender to negotiate the appropriate measures to modify the term(s) of your mortgage. There are costs and fees associated with a modification that you will be responsible for. All property taxes must be current or you must be participating in an approved payment plan with your taxing authority to be eligible for a modification. All requests are subject to your lender's approval.

Repayment Plan: If you have incurred a short term financial hardship and your loan is two or more months past due, your loss mitigation specialist will also consider submitting a request for a payment plan to your lender for approval. Only after reviewing your financial situation will this option be considered. All clients must be able to show that they can afford this plan in order to be eligible.

Call today for a free, no obligation evaluation to see if your mortgage can be modified. We do not want to buy your property, we do not want to list your home, WE WANT TO HELP YOU KEEP AND STAY IN THE HOME YOU LOVE! Contact us today!

(831) 464-6464

**COUNTRYSIDE
FINANCIAL
SERVICES** 

Established in 1978

Frequently Asked Questions

How much will I save from a mortgage modification?

The average modification reduces the mortgage payment by 30%. On average this works out to just over \$570.00 per month. We can't guarantee how much you will save, but unless the savings is to your liking, you don't have to complete the modification. We put you in control.

What exactly does the Modification Center do for me?

The full extent of what we do for our clients is too long to list, but here are the key components of our services:

- We provide you with expert, unbiased advice about your best course of action, grounded in more than 30-years of mortgage experience
- We take over all responsibilities for dealing with your lender
- We do the negotiating, calling, faxing, writing and deal with all the forms
- You immediately have a plan in place that gives you peace of mind
- You no longer have to deal with collection calls or letters (we make the phone stop ringing)
- We act as your advocate, acting in your best interest every step of the way
- You receive updates and work progress throughout the process, and get to track your plan on a time-line.
We will email you updates every step of the way.
- The Center has direct access to decision makers at all the major lenders, allowing us to cut through the red-tape of hours and hours on hold.
- And so much more...

But I'm past due on my mortgage, can I still get a modification?

Yes, being behind is not a disadvantage at all.

My property isn't worth what I owe on it, can I get a modification?

Yes, this actually helps in the negotiations.

How much does it cost?

Your modification consultant will go over all the details, but typically you will recoup your costs within the first two or three months from payment savings. We do accept cash, check and major credit cards. As needed, we can arrange for a payment plan to make it possible for us to help you. Ask your consultant for details.



Established in 1978

Our Pledge To You...

- We have over 30 years of mortgage and loss mitigation experience ready to work for you.
- We have direct contact numbers to the modification departments for all major lenders and servicing companies...which means we talk to decision makers in a matter of minutes as opposed to hours that the normal consumer has to endure.
- We put together a complete profile of your mortgage situation. We provide your lender what they look for when it comes to information on a modification. We paint a personal picture of your profile that puts a "face and name" on your situation for the lender.
- We handle all communication between you and your lender. We serve your "Best Interest" in the process. A modification has to work for both the lender and you!
- We put together a plan to not only get you through a modification, but also give you a road map to stay in your home for years to come.
- We also advise you on the proper way to "Walk Away" from your property if you can not modify your loan. There is a right way and a wrong way to "Walk Away".

No one can "Guarantee" that your loan will be modified. The ultimate "Guarantee" comes from your lender or servicing company. Anyone who says they can "Guarantee" your loan will be modified from day one is not reputable and should not be trusted.

Mortgage Modification Center

Working for your best interest...

working for your peace of mind!

(831) 464-6464

**COUNTRYSIDE
FINANCIAL
SERVICES** 

Established in 1978

Success Stories

Before Modification

After Modification

Example #1

Balance = \$275,000.00

Balance = \$275,000.00

Interest rate = 8.41% (Adj.)

Interest rate = 4.50% (F.R.)

Loan term = 30 years

Loan term = 40 years

Monthly payment = \$2,096.99

Monthly payment = \$1,236.30

Example #2

Balance = \$675,000.00

Balance = \$675,000.00

Interest rate = 7.875% (Adj.)

Interest rate = 6.00% (F.R.)

Loan term = 30 years

Loan term = 30 years

Monthly payment = \$4,894.22

Monthly payment = \$4,046.97
(With I/O option for 5 years)

Example #3

Balance = \$165,000.00

Balance = \$165,000.00

Interest rate = 8.125% (Adj.)

Interest rate = 5.875% (F.R.)

Loan term = 20 years

Loan term = 30 years

Monthly payment = \$1,392.99

Monthly payment = \$976.04
(Client received 6 month abatement
with zero payment for first six
months of modification.)

Note: These are examples only and do not reflect any projection of what any one individual modification may be. This represents no warranty or guarantee of results.



Info Needed to Initiate Modification

- 1) Your most current mortgage information... monthly statement, and any correspondence you've received.
- 2) A copy of the original loan documents from when you signed this mortgage
- 3) A detailed list of all household income, and how it can be verified, copies of the most recent two-months pay stubs and last year's W-2
- 4) Copy of your homeowner's insurance information
- 5) Copies of all bank, checking, savings, retirement and brokerage account statements for the most recent two-months
- 6) Full name, address, social security number, date of birth, and valid picture I.D. for everyone on the loan

Please let us know if you have any questions.

(831) 464-6464
Countryside Financial Services

Foreclosure Timeline

When borrowers fall behind in their payments, they can expect lenders to react in specific ways at specific times. Here's a look at the timeline from late payment to foreclosure.

Day 1 – 60

The mortgage payment is due and not paid. A late charge is assessed. The company that processes the borrower's payments begins to attempt to make contact with the borrower to find out why the payment is late. File is sent to the Collection Department. The servicer sends a "demand" or "breach" letter to the borrower pointing out that terms of the mortgage have been violated. The borrower is given 30 days to resolve the situation by paying the delinquent amount.

Day 90 – Notice of Default

Foreclosure proceedings start with a Notice of Default (NOD). The document is recorded at the request of the lender by the trustee and is recorded in the county in which the property is located. The recording of Notice of Default gives "Constructive Notice" to the public. After the recording of the Notice of Default, in the state of California, the borrower and junior lien holders are given proper notification and the borrower has 90 days to bring their account current. This period is referred to as the Reinstatement Period.

Day 180 – 201

If the borrower does not reinstate their account within the 90 day period, the lender will authorize and instruct the Trustee to record the Notice of Trustee Sale (NOS). After 21 days of the recording of the NOS, a foreclosure sale can take place at public auction. The property may be sold to a third party bidder or revert back to the lender for a specified amount.

Mortgage Modifications Work!

We Can Help! Contact Us Today!

(831) 464-6464

**COUNTRYSIDE
FINANCIAL
SERVICES** 

Established in 1978

Pre Qual Form

Preliminary Information For Protecting Homeownership

Name(s): _____, _____

Property Address: _____

Single Family Residence _____ Manufactured _____ Mobile _____

Condition of Property: Excellent _____ Good _____ Fair _____ Poor _____

Home Phone: _____ Cell Phone: _____ E-Mail Address: _____

Mortgage is A.R.M. _____ Fixed Rate _____ Owner Occupied, Or Rental Property, _____

Are you trying to, or do you want to, sell the property? _____

Has your lender started foreclosure proceedings? _____

Total Liquid Assets, Checking, Savings, Retirement Accounts, etc.? _____

Is it possible to increase your household income? _____ By how much? _____

Mortgage Information

First Mortgage Lender: _____

Balance: \$ _____ Payment: \$ _____ # Payments Past Due: _____ %Rate: _____

Second Mortgage Lender: _____

Balance: \$ _____ Payment: \$ _____ # Payments Past Due: _____ %Rate: _____

Other Liens: \$ _____ Taxes Due: \$ _____ Insurance Due: \$ _____

Total Owed On Property: \$ _____ Total Monthly Payments: \$ _____

All Other Monthly Payments: \$ _____ Current Market Value: \$ _____

Verifiable NET Income: \$ _____

Summary of hardship: _____

Modification Consultant _____ Date: _____

Third Party Authorization

Re: Account # _____, (Lender) _____

To whom it may concern:

We, _____, and _____
instruct you to discuss any and all matters related to our credit and / or debt with The Mortgage Modification Center. The Mortgage Modification Center, its employees and agents are authorized to have complete access to any and all of our credit and debt information, and you are authorized to release it to them or the company.

In addition, the Mortgage Modification Center, its employees and agents are allowed and directed to have access to any and all credit information relevant to the transaction for which they have been engaged. This includes, but is not limited to, the accessing of credit reports, employment verifications, etc.

Thank you,

(Signature)

(Name)
Social Security # _____

_____, 2008

D.O.B. _____

(Signature)

(Name)
Social Security # _____

_____, 2008

D.O.B. _____

Mortgage Modification Fee Agreement

The benefits to our service are as follows:

- Financial Prospectus Work-Up... Detailed analysis and presentation of all income, assets, monthly payments, and expenses. Providing for your lender a true picture of your financial situation and your ability to continue paying for your home.
- Preparation of the complete modification package including, but not limited to, hardship letter, Cost-Benefit analysis to convince your lender to modify your loan, cash-flow and balance-sheet development to verify the payments you can afford
- Unlimited negotiations with your lenders and/or their attorneys
- Loan Modification Proposal, we put forth specific terms for you modification, after careful and detailed discussions with you to determine your needs.
- Full Current Market Analysis, showing the true valuation of your property.
- Representation on your behalf in all dealings with your lender... We make the phone stop ringing.
- Detailed credit analysis, and negotiation with your lender to do everything possible to protect and improve your credit rating and scores.
- Full-Time representation of your interests. You don't have to worry about missed calls, long periods on hold, or having to miss work to deal with the problems.

Payment Option A - Guaranteed Results, or Your Money Back

We will represent any client for a flat fee of \$2,995 which is fully refundable, with the exception of a \$500.00 processing fee, in the event a modification is not successfully obtained from the lender. This means that in the event a modification is not obtained from the lender, we will refund \$2,495 of the fee. The most you will have at risk is \$500.00.

Payment Option B – Minimal Out of Pocket Expense

We will represent any client for a flat fee of \$2,995 and only require \$1,000 upfront in order to receive all services as outlined above. The remaining fees will only be paid upon successfully completing the Mortgage Modification. This means that, in the event a modification is not obtained from the lender, no further monies will be owed and the most you will have at risk is \$1,000.



Established in 1978

Date: _____

Client: _____

I/We have decided to choose payment Option _____ (A or B) for our mortgage modification on our property located at:

Property address: _____

I / We understand that if I / We have chosen Option A, \$1,500 is due payable today and the remainder will be due in full prior to submitting the final Modification Documents to the lender. With respect to Option A, I / We understand that this fee is refundable (with the exception of a \$500.00 processing deposit) if our Modification Consultant is unable to successfully negotiate a modification on our behalf.

I / We understand that if I / We have chosen Option B, \$1,000 is due payable today and the remainder will be due in full upon successfully completing the Mortgage Modification. It is understood and agreed that, in the event our Modification Consultant is unable to successfully negotiate a modification on our behalf, no further monies will be owed.

Notwithstanding the above, I / We understand that if for any reason our modification is turned down by The Mortgage Modification Center within five business days of the date on this agreement, regardless of which payment option was selected, any monies paid in support of that payment option will be refunded within five business days of the date in which the modification was turned down.

I/We understand there are three methods of payment, cash, check or major credit card, and I/we have chosen to pay by:

Check _____ Cash _____ Major Credit Card _____
(Amx, Visa, MC)

Signature

Date

Signature

Date

Modification Consultant

Date

Credit Card Authorization Form

Name as it appears on Card: _____

Billing Address (street): _____

Billing Address (City, State, Zip) _____, _____, _____

Type of Card (circle) Visa Mastercard American Express

Card Number _____

Expiration Date _____ Security Code _____

Amount Authorized \$ _____

Cardholder Signature _____ Date _____

Addendum regarding Notice of Default Filing

As stated in the originally executed Mortgage Modification Agreement, the following Terms and Conditions were agreed upon:

“It is further acknowledged and agreed upon that if, at any time, it is determined that a Notice of Default (NOD) has been filed against the property, additional fees may apply in order to continue working through the modification process. Any additional fees will be agreed upon in writing and evidenced by a separate addendum to accompany this Mortgage Modification Agreement and the corresponding Mortgage Modification Fee Agreement.”

It was recently confirmed that an NOD was filed on the subject property on _____. As a result, the following terms and conditions are being agreed upon in order to continue working through the modification process:

- Due to the complexity involved and additional work required once an NOD has been filed, in addition to the fees agreed upon in the Mortgage Modification Fee Agreement, an additional \$1,500 will be charged in order to complete the modification.
- By signing this document, it is agreed that upon completion of a modification or a forbearance agreement, this additional fee, along with any other outstanding fee balances owed by _____ as originally agreed upon in the Mortgage Modification Fee Agreement, will either be paid directly to The Mortgage Modification Center, or _____ can instruct the lender to pay all outstanding fee balances owed and include them as part of the modification and / or forbearance agreement terms.
- For purposes of this agreement, the following definitions apply:

Forbearance Agreement - An agreement by the lender not to exercise the legal right to foreclose in exchange for an agreement by the borrower to a payment plan that will cure the borrower's delinquency. This may also be referred to as a Special Forbearance (SFB).

Modification - A loss mitigation option that allows for a change in the terms of a loan, usually the interest rate and /or term, in response to the borrower's inability to make the payments under the existing mortgage obligation.

I / We hereby agree to the terms, conditions and pricing as modified in this Addendum.

Borrower

Date

Borrower

Date

Modification Consultant

Date