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Aurora - Loan Services

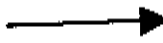
2617 College Park Drive
PO Box 1706
Scottsbluff, NE 69363-1706



1-704-46314-000067-001-1-000-000-000-000

NOTICE!
DO NOT DISCARD!

Aurora Loan Services
2617 College Park Drive
PO Box 1706
Scottsbluff, NE 69363-1706

When returning your documents be sure this address shows thru the return envelope. 
Please use the enclosed self-addressed envelope to remit your trial period payment.

IMPORTANT PROGRAM INFO - Here's what you need to know about the Home Affordable Modification Program.

NO FEES. There are no fees under the Home Affordable Modification Program.

TRIAL PERIOD PLAN/MODIFICATION AGREEMENT. The Trial Period Plan is the first step. Once we are able to confirm your income and eligibility for the program, we will finalize your modified loan terms and send you a loan modification agreement ("Modification Agreement"), which will reflect the terms of your modified loan. In addition to successfully completing the trial period, you will need to sign and promptly return to us both copies of the Modification Agreement or your loan can not be modified.

NEW PRINCIPAL BALANCE. Past due amounts as of the end of the trial period, including unpaid interest, real estate taxes, insurance premiums and certain assessments paid on your behalf to a third party, will be added to your mortgage loan balance (the "Past Due Arrearage Amount"). If you fulfill the terms of the trial period including, but not limited to, making the trial period payments, we will waive ALL unpaid late charges at the end of the trial period.

ESTIMATED MONTHLY PAYMENT. At this time, we are not able to calculate precisely the Past Due Arrearage Amount or the amount of the modified loan payment that will be due after successful completion of the trial period. However, based on information we currently have, your trial period payment should be close to your modified loan payment. As we near the end of the trial period, we will calculate any Past Due Arrearage Amount to determine your new permanent monthly payment and other modified loan terms.

ESCROW ACCOUNT. Except as limited by applicable law, the terms of your Trial Period Plan and your Modification Agreement will require the servicer to set aside a portion of your new monthly payment in an escrow account for payment of your property taxes, insurance premiums and other required escrowed items. Your current loan may also require escrows. If it does not, the previous waiver of escrows is cancelled under your Trial Period Plan. Aurora Loan Services will draw on this account to pay your real estate taxes and insurance premiums as they come due. Please note that your escrow payment amount will adjust if your taxes, insurance premiums and/or assessment amounts change, so the amount of your monthly payment that Aurora Loan Services must place in escrow will also adjust as permitted by law. This means that your monthly payment may change. Your initial monthly escrow payment will be \$438.17.

ESCROW SHORTAGE. We will be completing a detailed analysis of your escrow account based on anticipated disbursements for Escrowed Items. We will determine the monthly escrow payment required to have an amount sufficient to pay the Escrowed Items as they come due. During your Trial Payment Period, you will be paying an amount less than that required in order to have sufficient funds in your escrow account to pay those items as they come due. Depending upon the timing and amount of your tax and insurance payments, we may be required to advance funds on your behalf, creating a possible shortage in your escrow account balance. If we anticipate that we will advance funds on your behalf after your Trial Payment Period, resulting in an escrow shortage, you may repay this shortage over a 5-year (60 months) period as part of your modified monthly payment or pay the total shortage in a lump sum.

If we advance funds for Escrowed Items resulting in an escrow shortage either prior to the Trial Payment Period or during the Trial Payment Period, you may repay the total shortage in a lump sum or the total shortage will be capitalized at the time of the modification of your loan.

Your escrow analysis will be provided to you under separate cover. If an escrow account is not established, we will not be performing this analysis. You will be responsible for timely payment of all taxes and insurance premiums.

BORROWER INCENTIVE. If your monthly mortgage payment (principal, interest, property taxes, hazard insurance, flood insurance, condominium association fees and homeowner's association fees, as applicable, but excluding mortgage insurance) is reduced through the Home Affordable Modification Program by six percent or more and if you make your monthly mortgage payments on time, you will accrue a monthly benefit equal to the lesser of: (i) \$83.33 or (ii) one-half of the reduction in your monthly mortgage payment. As long as your mortgage loan does not become 90 days delinquent, we will apply your accrued monthly benefit to your mortgage loan and reduce your principal balance after each of the first through fifth anniversaries of the month in which the Trial Period Plan is executed. If your modified mortgage loan ever becomes 90 days delinquent, you will lose all accrued but unapplied principal reduction benefits and will no longer be eligible to accrue additional principal reduction benefits even if the mortgage loan is later brought current.

CREDIT COUNSELING. If you have very high levels of debt you will be required to obtain credit counseling under the Home Affordable Modification program.

FREQUENTLY ASKED QUESTIONS - You've got questions. We've got answers.

Q. How long will it take to process my modification request and determine if I qualify for the program?

Upon receipt of all of the information we require, it may take up to 60 days for us to review your documents. We will process your modification request as quickly as possible. Please note, however, that your modification will not be effective unless you meet all of the applicable conditions, including making all trial period payments.

Q. What if my trial period payment is less than the payment I currently owe on my loan?

We will add the difference between the monthly payment that you currently owe on your loan and the trial period payment to your loan balance and allow you to pay it over the remainder of the modified loan term.

Q. What do you do with my first trial period payment if I do not qualify for the program?

Your first trial payment will be applied to your existing loan in accordance with the terms of your loan documents. If you don't qualify for the program, we will help you evaluate other loan workout options to help you keep your home or ease your transition to a new home.

Q. Will a foreclosure occur if I participate in the Home Affordable Modification Program?

As long as you comply with the terms of the Trial Period Plan, we will not start foreclosure proceedings or conduct a foreclosure sale if foreclosure proceedings have started. If you fail to comply with the terms of the Trial Period Plan and do not make other arrangements, your loan will be enforced according to its original terms, which could include foreclosure.

Q. What happens to my trial period payments if I do not comply with the terms of the Trial Period Plan?

Your trial period payments will be applied to your existing loan according to the terms of your loan documents.

Q. If I get a Home Affordable Modification, can my modified loan terms ever revert to the original loan terms?

No. This is one of the advantages of the Home Affordable Modification Program. Once your loan is modified, the new terms stay in place for the remainder of your loan.

Q. Do all borrowers have to sign the Trial Period Plan and other documents?

Unless a borrower or co-borrower is deceased, all borrowers who signed the original loan documents or their duly authorized representative(s) must sign the Trial Period Plan, the Modification Agreement and all other required modification documents. Contact your servicer if it would be difficult or impossible for you to comply with this requirement.

Q. Could my trial period payment be more than my current payment?

Yes. For example, if your current payment does not include an escrow payment and you are now required to make monthly escrow payments, your trial period payment could be higher than your current payment. Note, however, that the increase in your payment under these circumstances would be offset by other tax and insurance bills you would no longer have to pay directly as we will pay those for you out of your escrow account.

- G. That, as of the Trial Period Plan Effective Date, I understand that the Lender will only allow the transfer and assumption of this Trial Period Plan to a transferee of my property in the case of my death, divorce or marriage to the same extent as permitted under the Garn-St. Germain Act, 12 U.S.C. Section 1701j-3. This Plan may not under any other circumstances, be assigned to, or assumed by, a buyer or transferee of the Property.
- H. That, as of the Modification Effective Date, if any provision in the Note or in any addendum or amendment to the Note, allowed for the assessment of a penalty for full or partial prepayment of the Note, such provision is null and void.

In Witness Whereof, the Lender and I have executed this Plan.

Date	Borrower	Co-Borrower	
	Co-Borrower	Co-Borrower	
	Co-Borrower	Co-Borrower	
Lender			
By: _____	Date: _____		