

RATE CHANGE NOTICE

IMPORTANT MESSAGE ABOUT YOUR LOAN

Your loan is being converted from a Pay Option ARM loan to a Step Rate loan which is effective with your November 1, 2009 payment.

HOW WE CALCULATE YOUR NEW MONTHLY PAYMENT

Step 1: Determine your new interest rate

	Current	New
Loan Index	N/A	N/A*
Margin	N/A	N/A
Total	N/A	N/A
Rounding	N/A	N/A
Actual Rate	4.500%	3.500%

* N/A: The new rate is an agreed to interest rate and is not based on an index and margin.

Step 2: Determine new payment amount

We calculate the new monthly payment amount using the figures below:

New Interest Rate	3.500%
Anticipated Principal Balance ⁴	\$434,642.85
Remaining Term as of October 1, 2009	295 months
New Interest payment	\$1,267.71
New Payment Effective	November 1, 2009

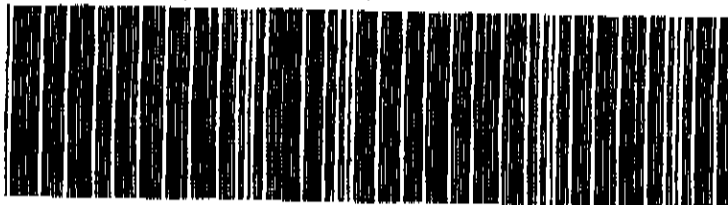
If you have an escrow account, this notice does not address any changes to your escrow payment. Please refer to your monthly statement for information regarding your current escrow payment. Furthermore, your interest rate will adjust in accordance with the enclosed modification until it reaches the maximum rate of 4.500%, and this will cause your payment to change as demonstrated in the modification.

May 1, 2009

4.500%

⁴ Anticipated Principal Balance is the unpaid principal that you are expected to owe as of the first payment due under the enclosed modification agreement.

BAC Home Loans Servicing, LP is a subsidiary of Bank of America, N.A.



RECORDING REQUESTED BY:
 BAC Home Loans Servicing, LP
 Attn: Home Retention Division
 7105 Corporate Drive
 (PTX-B-36)
 Plano, TX 75024

Doc ID #:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN MODIFICATION AGREEMENT (5-1 ARM 10 Year IO)

This Loan Modification Agreement ("Agreement"), made this 29th day of August, 2009, between and _____ (the "Borrower(s)") and BAC Home Loans Servicing, LP (the "Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated the 16th day of April, 2004 and (2) the Note and Adjustable Rate Rider secured by the Security Instrument, and (3) any prior agreements or modifications in effect relative to the Note and Security Instrument which covers the real property described in the Security Instrument and defined therein as the "Property", located at _____

The real property described being set forth as follows:

SAME AS IN SAID SECURITY INSTRUMENT, SEE ATTACHED EXHIBIT A

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note and Security Instrument):

- As of the 1st day of October, 2009, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$434,642.65, consisting of the amount(s) loaned to the Borrower by the Lender and which may include, but are not limited to, any past due principal payments, interest, fees and/or costs ("Unpaid Amounts") which you agreed are to be capitalized (added to the amount you originally borrowed) as one of the terms of this agreement.
- (a.) Monthly Payments During the Interest-Only Period, Interest Rate Change Dates, and Payments After the Interest-Only Period Ends:

(i) Interest:

The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Each date on which Borrower's interest rate could change is called an "Interest Rate Change Date". Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.500% from the 1st day of October, 2009 to the September 30, 2014. Interest will be charged on the basis of a twelve-month year and a thirty-day month. The new rate of interest will become effective on each Interest Rate Change Date and Borrower will pay the amount of the new monthly payment beginning on the first monthly payment due date after the Interest Rate Change Date until the amount of Borrower's monthly payment changes again. The first Interest Rate Change Date is 1st day of October, 2014 and the adjustable interest rate Borrower will pay may change on that day every twelfth month thereafter. Borrower's new adjustable interest rate will be determined by applying the Margin, Index, and rate change calculation method provided in the Note.

(ii) Payments:

The date on which Borrower will be required to make a first payment consisting of both principal and interest ("First Principal and Interest Payment Due Date") shall be the first monthly payment due on the 1st day of October, 2018. Until the First Principal and Interest Payment Due Date Borrower promises to make monthly payments of interest (Interest Only Payment) of U.S. \$1,710.09 beginning on the 1st day of November, 2009, and continuing thereafter on the same day of each succeeding month (Interest-Only Period). On and after the First Principal and Interest Payment Due Date, and until principal and interest are paid in full, Borrower shall make monthly payments of principal and interest and other charges described in the Note and Security Instrument. If on the 1st day of May, 2034 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

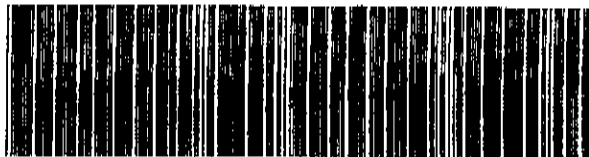
(b.) Impact of this Agreement on the new Interest-Only Payment and on the Amount of Interest Borrower will pay over the life of the loan;

Borrower understands that by agreeing to add the unpaid past-due payments, including unpaid and deferred interest, fees, and other costs (collectively "Unpaid Amounts") to the Unpaid Principal Balance, the added Unpaid Amounts accrue interest based on the interest rate in effect. Borrower also understands that this means interest will now accrue on the unpaid interest, and that this would not happen without this Agreement.

Borrower understands the result of this Agreement is to increase the amount of interest that will be owed over the term of the loan. The Interest-Only payment amount Borrower owes now may therefore be higher unless the interest rate has been lowered. This is because the amount of principal is higher and the interest due is recalculated because it is charged on that higher principal amount.

(c.) Impact of this Agreement on Monthly Payments at the End of the Interest-Only Period -- the First Principal and Interest Payment Due Date:

After the Interest-Only Period ends, Borrower understands the monthly payment will increase—even if Borrower's interest rate stays the same—because Borrower must start repaying the principal, as well as the interest, for the remainder of the loan term. Because this Agreement results in the Unpaid Amounts Due being added to principal, the amount of principal that is due with each monthly payment will also increase, which results in a bigger monthly



payment. Borrower also understands the need to plan for this increase in the amount of the monthly payment when the Interest-Only Period ends and that at that time Borrower will no longer have the choice of paying only the Interest-Only monthly amount. Borrower understands that the increase in the monthly payment amount at the First Principal and Interest Payment Due Date could be significant and result in a condition referred to as payment shock.

(d.) Understanding the Monthly Statement during the Interest-Only Period

Borrower understands that the Interest-Only Loan Monthly Statement during the Interest-Only Period has added features to offer more than the Interest Only Payment. Although Borrower's Interest-Only loan offers the freedom to pay only the interest portion of the payment due each month for a specified period of time, Borrower also understands he or she has the choice to pay other amounts, which will assist Borrower in paying down the principal balance. If Borrower chooses to pay extra money beyond the Interest-Only payment amount in a given month, Borrower understands this will reduce the principal owed. The next month, the Interest-Only payment amount Borrower owes (assuming there has been no change in the interest rate on Borrower's loan) will be lower. This is because the amount of principal is lower and the interest due is recalculated because it is charged on that lower principal amount. Borrower understands that paying more and reducing principal can also mean that Borrower will build equity in the home more quickly. Borrower understands that the Amortized Payment Choice and 15-Year Amortized Payment Choice in the Interest-Only monthly statement provide Borrower with several easy ways each month to select a payment that reduces Borrower's principal.

- 3. The Borrower will make such payments at Payment Processing PO Box 10210 Van Nuys, CA 91410 or at such other place as the Lender may require.
- 4. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all terms and provisions thereof, as amended by this Agreement.
- 5. In consideration of this Modification, Borrower agrees that if any document related to the Security Instrument, Note and/or Modification is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the loan as modified, or is otherwise missing, Borrower(s) will comply with Lender's request to execute, acknowledge, initial and deliver to Lender any documentation Lender deems necessary. If the original promissory note is replaced the Lender hereby indemnifies the Borrower(s) against any loss associated with a demand on the original note. All documents Lender requests of Borrower(s) shall be referred to as "Documents." Borrower agrees to deliver the Documents within ten (10) days after receipt by Borrower(s) of a written request for such replacement.

As evidenced by their signatures below, the Borrower and the Lender agree to the foregoing.

_____ Dated: _____

_____ Dated: _____

STATE OF _____

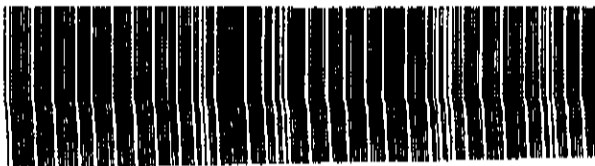
COUNTY OF _____

On _____ before me, _____ Notary Public, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



BAC Home Loans Servicing, LP

By: _____

Dated: _____

STATE OF _____

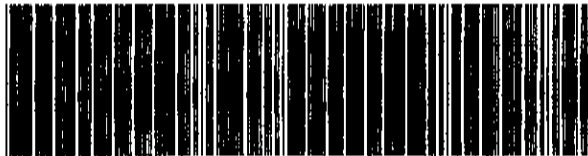
COUNTY OF _____

On _____ before me, _____ Notary Public, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____





Attn: Home Retention Division
BAC Home Loans Servicing, LP
100 Beacham Drive Suite 104
Pittsburgh, PA 15205

Notice Date: August 29, 2009

Account No.:

Property Address:

IMPORTANT MESSAGE ABOUT YOUR LOAN

Dear _____

You are eligible¹ for a program which provides a variety of options to help, including:

- Possible 5 year interest rate freeze and/or reduction
- Interest-only payments for a ten (10) year period
- Elimination of the negative amortization feature on your loan (To understand negative amortization, please see the important terms in this document)
- Assistance with past due amounts

In order to take advantage of the options above, you must agree to the enclosed modification agreement and return it to us as indicated below.

The enclosed modification agreement fixes your interest rate at 3.500%, and result in a new monthly payment amount of \$1,710.09.² This rate will take effect on 1st day of October, 2009 and will be fixed for a period of five years. At the end of that period and each year after, your interest rate may increase.

¹ Your eligibility is based upon information you provided to us and may be subject to validation.

² This payment is subject to change if your escrow payment changes.

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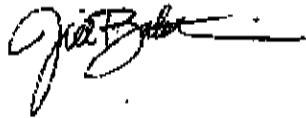
TO ACCEPT THE ENCLOSED MODIFICATION, HERE'S WHAT YOU NEED TO DO:

1. Carefully review all documentation enclosed. We have outlined important legal terms and notices of this change on the following pages. It is very important that you read and understand these terms.
2. Sign and date the enclosed modification document in the presence of a notary.³ The notary acknowledgment must be in recordable form. All parties who own an interest in the property must sign the modification agreement as their name appears on the enclosed agreement.
3. Return the signed documents to us in the pre-paid FedEx envelope no later than September 28, 2009 in order for the enclosed modification to take effect. Be sure to use the address label provided.

If you have any questions about this program, please contact us at 1.877.759.4102. Our dedicated Loan Consultants can be reached from 8:00 AM until 9:00 PM CT Monday through Friday, and 8:00 AM until 3:00 PM CT on Saturday. You can also learn more about our Homeownership Retention Program by visiting us online at www.bankofamerica.com/cwmain.

We are committed to providing you the help you need to remain in your home. Please take advantage of this offer by completing the enclosed forms, or call us to see how we can help you.

Sincerely,



Jill Balentine
Senior Vice President
Home Retention Division
BAC Home Loans Servicing, LP

³ If this document is being executed in California, you must use the California All Purpose Acknowledgment. It will be utilized by a notary of the state of California in place of the notary section contained in the Loan Modification Agreement.

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IMPORTANT TERMS

If you agree to the terms of the enclosed modification and return it as indicated, the interest rate reduction being offered will take effect on October 1, 2009 and will continue until September 30, 2014 which means your new lower payment will be reflected in the following month's statement. As explained above, your payment is subject to change annually subject to the terms of the enclosed modification. After the ten-year period, you will be required to make principal and interest payments for the remaining term of the loan.

This modification will eliminate the negative amortization feature of your loan. Negative amortization previously occurred when the minimum payment option, which is less than the total amount of interest due each month, was chosen. The additional interest owed each month was added to the unpaid principal balance of the loan. By eliminating the minimum (or less than interest only) payment option, we are also eliminating the negative amortization feature of your loan. This may cause a payment increase to the amount, which is due each month. By signing and returning the documents to us you are acknowledging your acceptance and understanding of the terms of the modification.

While, during the interest-only period, you are not required to make payments of principal, we nevertheless encourage you to remit more when possible to reduce the likelihood of a significant payment increase at the end of ten years. Please see the additional Payment Choices in your interest-only monthly statement for ways to help you pay down principal. Paying down principal now will help to reduce the amount of interest you currently owe reducing your new Interest-Only payment, and will reduce your new monthly payment of principal and interest that will be due at the end of the Interest-Only period.

The following figures show your delinquent balance as of August 29, 2009. The total amount and breakdown of delinquent amounts that would be added to your loan under the terms of the enclosed modification are as follows:

Interest:	\$11,518.17
Fees*:	\$30.00
Escrow:	\$0.00
Total:	\$11,548.17

* Fees may include but are not limited to property inspection fees, property preservation fees, legal fees, appraisal fees, BPO fees, title report fees, recording fees and/or subordination fees.

You are still required to pay back the entire unpaid principal by your loan's maturity date.

BAC Home Loans Servicing, LP is required by law to inform you that this communication is from a debt collector.

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