

# AURORA LOAN SERVICES

Depending upon your current financial situation, it may be possible for us to offer you one or more of the following programs that will avoid the loss of your home through foreclosure or further impairment on your credit:

Repayment Plan: If you recently experienced a temporary reduction in income or an increase in living expenses, a repayment plan will allow you to repay the past due amount over a specified period of time.

Forbearance Plan: You may be able to suspend or reduce your mortgage payments for a short period of time. Thereafter, we would review your current financial situation and determine what home retention option would best assist you in bringing your loan current.

Loan Modification: A loan modification may offer you the ability to change one or more of the terms of your mortgage. This may assist you with providing an affordable payment and avoiding foreclosure. Again, we would need to review your financial situation and ability to pay. If your loan is current and you anticipate that you may have difficulty in making the increased monthly payment, we may be able to assist you with a loan modification that will provide you with an affordable payment based on your current financial information.

Pre-foreclosure Sale: This option also known as a "short sale" allows you to sell your property, pay off your mortgage to avoid foreclosure and minimize the damage to your credit rating for an amount less than total pay off. We will be glad to give you all the details concerning this option, if you or your realtor would contact us to discuss.

Deed in lieu of foreclosure: Under certain circumstances, this option allows you to voluntarily deed your property to Aurora to payoff your mortgage. Taking this action may not save your home, but it may help your ability to qualify for another mortgage in the future. We will be glad to give you all the details concerning this option, if you or your realtor would contact us to discuss.

If you would like to be considered for one of the options described above, you will need to return the following written documentation:

- Sign, review, and make necessary updates to the attached financial form.
- Attach a copy of evidence of the source and amount of income that is disclosed on the financial statement.
  - Two (2) most recent pay stubs \*3 for Pre-foreclosure Sale consideration
  - Lease agreements (if you are a landlord)
  - Disability/Unemployment, Retirement and/or Social Security benefits letter(s) and/or check stubs for any that apply
- Provide an explanation of hardship and provide supporting documentation which will validate reason for hardship.
- Tax Returns: 2 most recent year completed with schedules and w-2's

If you are interested in exploring the Pre-foreclosure Sale (Short Sale) option the following documentation will be required:

- Bank Statements: 3 most recent month statement (checking, saving, mutual funds, etc.)
- Junior Lien Holders: Release and/or negotiate junior lien balance(s) outside the sales proceeds
- Listing Agreement: copy of executed agreement by all parties

- Consent Form: signed/dated by all mortgagor(s) for Aurora to communicate with your realtor or whom you have appointed as representation
- Purchase Contract: if an offer has been received a copy of the signed
- Net Sheet/HUD1 Settlement Statement: copy of the HUD1-Settlement
- Marketing efforts: any documentation of marketing efforts (how long listed, what price(s), condition of property, etc.)

Please return the requested information to:

Aurora Loan Services  
Attention: Home Retention Group  
PO Box 1706  
Scottsbluff NE 69363-1706  
Fax Number: 866-517-7976

Upon receipt of this information, we will review it to determine what assistance we may be able to offer you. It is important to understand that contacting our office will not suspend your obligation to make your mortgage payments. Furthermore, we will continue all collection and foreclosure activity until a formal workout plan has been accepted by Aurora.

We look forward to working with you. Should you have any questions or concerns, please call our Home Retention Group at 866-521-3828. In addition to contacting our office, you may call the HUD Nationwide toll free telephone number at 800-569-4287 to obtain a list of the HUD Approved Housing Counseling Agencies.

Home Retention Group  
Aurora Loan Services

Aurora Loan Services is a debt collector. Aurora is attempting to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

LOAN NUMBER:			
		<b>Borrower Information</b>	<b>Co-Borrower Information</b>
Name:			
Social Security No.:			
Mailing Address:			
City, State, Zip			
No. of Occupants:		No. of Dependents:	
Home Telephone No.:		Best Time to Call:	
Work Telephone No.:		Best Time to Call:	
Employer:		Years: Months:	
Occupation:			

Property Address:	Is this property a rental? <input type="checkbox"/> Yes <input type="checkbox"/> No
Do you currently reside in the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	If no, when did you last occupy the property?
Is this property currently listed for sale? <input type="checkbox"/> Yes <input type="checkbox"/> No	Realtor's Name: _____ Realtor's Telephone No.: _____

Borrower Financial Information			
Income		Assets	
Monthly Gross	\$	Account No.	Estimated Value
Rental Income	\$	Primary Residence	\$
Child Support/ Alimony	\$	Checking	\$
Disability	\$	Savings	\$
Other Income	\$	401k/ESOP	\$
Less Deductions	-	Stocks/Bonds	\$
Net Pay	\$	CD's/Money Market Acct.	\$

Co-Borrower Financial Information			
Income		Assets	
Monthly Gross	\$	Account No.	Estimated Value
Rental Income	\$	Primary Residence	\$
Child Support/ Alimony	\$	Checking	\$
Disability	\$	Savings	\$
Other Income	\$	401k/ESOP	\$
Less Deductions	-	Stocks/Bonds	\$
Net Pay	\$	CD's/Money Market Acct.	\$

Do you own other real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No	No. of vehicles you and/or co-borrower own? <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4+
If yes, please list full address(es) of other real estate below:	
1. _____	Est. Value: \$      Balance: \$      Payment: \$
2. _____	Est. Value: \$      Balance: \$      Payment: \$

Liabilities			Expenses	
	Creditor Name & Acct No.	Payment	Balance	Monthly Payment
Mortgage		\$	\$	Food
Liens / Judgments		\$	\$	Utilities (includes gas/electric, water, sanitation)
Auto Loan		\$	\$	Telephone (residence, cell, etc.)
Auto Loan		\$	\$	Transportation
Personal Loan		\$	\$	Child Support/Alimony
Personal Loan		\$	\$	Child Day Care
Student Loans		\$	\$	Tuition
Credit Card		\$	\$	Auto Insurance
Credit Card		\$	\$	Entertainment (cable, internet, dining out, movies, etc.)
Credit Card		\$	\$	Other:
Other Cards		\$	\$	Other:

Have you contacted a credit counseling agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	Agency Name: _____	Telephone No.: _____
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Has either borrower declared bankruptcy within the past seven (7) years?:	Borrower: <input type="checkbox"/> Yes <input type="checkbox"/> No	Co-Borrower: <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, filing date: _____	District Court location: _____	Bankruptcy Case No.: _____
If yes, what Chapter was filed? <input type="checkbox"/> 7 <input type="checkbox"/> 13 <input type="checkbox"/> Other	If Chapter 7, was a Reaffirmation Agreement filed with the Bankruptcy Court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has a Modification or Partial Claim been completed on this mortgage loan within the last three (3) years? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, with whom, on what date, and reason for default? _____		

Please explain briefly your hardship or reason for being delinquent on your mortgage: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I (we) agree that the financial information provided is an accurate statement of my (our) financial status. I (we) understand and acknowledge that any action taken by the lender of my (our) mortgage loan on my (our) behalf will be made in strict reliance on the financial information provided. My (our) signature(s) below grants the holder of my (our) mortgage the authority to confirm the information I (we) have disclosed in this financial statement, to verify it is accurate by ordering a credit report, and to contact my real estate agent and/or credit counseling service representative (if applicable).

Borrower Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Co-Borrower Signature: \_\_\_\_\_ Date: \_\_\_\_\_