

BAC Home Loans Servicing, LP
4500 Amon Carter Blvd
Fort Worth, TX 76155

Property Address:

Notice Date: January 23, 2010

Please Return the Enclosed Documents By: February 2, 2010

**Loan Modification
CLARITY COMMITMENT™**

Thank you for working with BAC Home Loans Servicing, LP, a subsidiary of Bank of America, N.A., on your current mortgage needs and for making your trial period mortgage payments. This summary is intended to be a clear and simple description of the final loan modification that we are pleased to offer you. Once you sign and return the enclosed Home Affordable Modification Agreement, you will have agreed to the new permanent loan modification. Please thoroughly review all the materials in the enclosed package to ensure you understand the details of this new agreement.

Summary of Your Modified Loan

Your new loan balance is \$398,244.55. Past due interest, servicing expenses paid to third parties and escrow advances of \$19,392.17 have been added to your principal balance to calculate this new loan balance. Unpaid late fees are not included in this amount and will be waived when your loan modification is finalized.

Your new interest rate that will be in effect for the first five years of your modified loan is 2.000%. This rate will annually increase by one percent a year thereafter until it reaches 5.000%.

To further lower your monthly payment we have extended the length of your loan to 40 years and we have also deferred the repayment of \$48,837.21 in principal to the end of the loan term. This deferred principal amount will be non-interest bearing and will also be due when you pay off the modified loan. Your new final payment date and maturity date is February 1, 2050.

Each month you make on-time payments, you may be eligible for incentive payments under the Home Affordable Modification Program to be applied to your principal balance on the 1st-5th anniversaries of the Trial Period Plan Effective Date, provided your loan does not become 90 days delinquent at any time.

Your New Mortgage Payments

Your new total modified monthly mortgage payments of \$1,376.44 are made up of principal and interest of \$1,058.10, and an initial escrow amount of \$318.34. Escrow payments are collected for payment of items such as property taxes and insurance and may change. We will notify you of any adjustments to the total monthly payment.

Your total monthly payments will be due on the 1st of the month starting the 1st day of March, 2010.

Your interest rate will adjust to slowly bring your rate to 5.000% and your total monthly payments to \$1,917.00, as shown in the schedule below. The amount of these payments will change if your escrow payment amount changes.

- Years 1 - 5, beginning March 1, 2010, the interest rate will be 2.000% with a total monthly payment of \$1,376.44
- Year 6, beginning March 1, 2015, the interest rate will be 3.000% with a total monthly payment of \$1,547.61
- Year 7, beginning March 1, 2016, the interest rate will be 4.000% with a total monthly payment of \$1,728.28
- Years 8 - 40, beginning March 1, 2017, the interest rate will be 5.000% with a total monthly payment of \$1,917.00

If you have questions regarding the Modification Agreement or the steps you must take to complete this process, please contact us at 1.877.221.0825 to speak with one of our home retention associates.

payment was \$2785 per month!