



Carrington Mortgage Services, LLC

1610 E. Saint Andrew Place - Suite B150 Santa Ana, CA 92705  
(800)561-4567 Fax (949)517-5220

Carrington Mortgage Services Loan Number [REDACTED]

### Loan Modification Agreement

Carrington Mortgage Services, LLC (CMS) is offering you this Loan Modification Agreement ("Agreement"), dated 10/09/08 which modifies the term of your existing mortgage loan as described in detail below:

#### I. DEFINITIONS

- A. "Mortgage" shall mean the mortgage, deed of trust, security deed, or other security instrument encumbering the Property and corresponding to the above CMS Loan Number, dated 03/26/04 and recorded in the public records of ORANGE County.
- B. "Note" shall mean the note or other instrument of the same date and secured by the Mortgage.
- C. "Property" shall mean the real and personal property described in the Mortgage and located at:

[REDACTED]  
**HUNTINGTON BEACH CA 92647-0000**

- D. "You" shall mean the mortgagor/borrower on the Mortgage and any and all signatories to this Loan Modification Agreement.

#### II. TERMS AND CONDITIONS

Pursuant to our mutual agreement to modify your Note and Mortgage and in consideration of the promises, conditions, and terms set forth below, the parties agree as follows:

- A. You agree that the new principal balance due under your modified Note and the Mortgage will be **\$329885.26**. Upon modification, your Note will become contractually current; however, any fees and charges that were not included in the principal balance will remain your responsibility and must be paid.
- B. You promise to make an initial down payment in the amount of \$0.00 on or before N/A, after which you will commence payments of principal and interest in the amount of **\$2367.93** on 11/01/08 and thereafter on the 1<sup>st</sup> day of each succeeding month until the amounts owed under the modified Note are paid in full. You agree that this payment is affordable in light of your financial circumstances notwithstanding any independent determination of affordability by CMS, and you hereby waive any claim that the payment was unaffordable at the time this Agreement was entered into.
- C. The modified loan will NOT be escrowed for payment of taxes and/or insurance. Any payments due for taxes and insurance will be your responsibility in addition to the payments of principal and interest required under the terms of this modification. Please Note: Your loan currently carries lender-placed hazard insurance at a monthly premium of \$0.00. **THIS AMOUNT IS PART OF YOUR TOTAL MONTHLY PAYMENT, AND THE FAILURE TO REMIT SUCH PAYMENT IS A BREACH OF YOUR MORTGAGE AGREEMENT. YOU MAY BE ABLE TO OBTAIN HAZARD INSURANCE COVERAGE ON YOUR OWN AT A REDUCED RATE.** If you have already secured separate hazard insurance coverage, please contact us immediately so that we can discontinue the lender-placed policy.
- D. The Maturity Date of your loan is **04/2034**. Nothing herein shall be construed to modify, alter or otherwise change the Maturity Date.



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Interest Rate WAS:  
9.25%

- ⇒ A. Upon Modification, the annual rate of interest charged on the unpaid principal balance of your loan will be 7.25000%. This rate will remain in effect until the maturity date of your loan.
- B. You will comply with all other covenants, agreements, and requirements of your Mortgage, including without limitation, the covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that you are obligated to make under the Mortgage, except as otherwise provided herein.
- C. You understand and agree that:
  - 1. All the rights and remedies, stipulations, and conditions relating to default in the making of payments under the Mortgage will also apply to default in the making of the modified payments hereunder.
  - 1. All covenants, agreements, stipulations, and conditions in your Note and Mortgage will remain in full force and effect, except as modified herein, and none of your obligations or liabilities under your Note and Mortgage will be diminished or released by any provisions hereof, nor will this Agreement in any way impair, diminish, or affect and of CMS's rights under or remedies on your Note and Mortgage, whether such rights or remedies arise thereunder or by operation of law. All rights of recourse to which CMS is entitled against any property or any other persons in any way obligated for, or liable on, your Note and Mortgage are expressly reserved by CMS.
  - 2. Any expenses incurred in connection with the servicing of your loan that may legally be charged to your account, but have not been charged to your account as of the date of this Agreement, may be charged to your account after the date of this Agreement.
  - 3. Nothing in this Agreement will be understood or construed to be a satisfaction or release in whole or in part of your Note and Mortgage
  - 4. You agree to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by CMS, will bind and injure to your heirs, executors, administrators, and assigns.
  - 5. You understand that this agreement is legally binding and that it affects your rights. You confirm that you have had the opportunity to obtain, independent legal counsel concerning this Agreement and are signing this Agreement voluntarily and with full understanding of this contents and meaning. You represent that you have full authority to enter into this Agreement.

Carrington Mortgage Services, LLC

By: \_\_\_\_\_

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