



Projected Mail Date: 6/1/09

Exp. Date:

1st 2nd 3rd Mortgage

Lender Contact Name:

Phone w/ex:

Subject Property:

Preliminary Resolve Notice for File:

Dear Mr./Mrs. _____

This letter is to notify you of the resolution agreed to by your lender. We appreciate the trust placed in us. We are excited to inform you of the new terms of your mortgage:

On 6/19/09 Mr./Mrs. _____ from Sun Trust informed us of the following modification to your loan:

Previous Balance: \$2,569,900

Past due amount added to principle: \$52,404.03

Principal Balance Reduction:

Past due amount not added to principle:

New Balance: \$2,622,304.03

Escrow Amount:

P & Interest Only

Previous Payment: \$16,569.00

Due Date:

Certified funds

Monthly payment Reduction:

Due Date:

Certified Funds

Good Faith or Down Payment:

New Payment: \$12,124.83

Escrow Amount: \$1,165.21 P & Interest Only

Previous Interest Rate: 7.25%

Fixed Arm

Interest Rate Reduction:

New Rate: 4.00%

Fixed Arm

Years/Months: Life of loan

** Permanent Modification
Maturity date 7/1/2049
* First Payment 8/1/09*

2nd Mortgage Balance:

Cash Settlement:

2nd Mortgage Savings:

Total savings (lifetime of loan)

Principal Balance Reduction:

Total Payment Savings:

Total Interest Savings:

Cash Settlement Savings:

TOTAL SAVINGS:

Your lender may follow-up with written confirmation of this resolution. Don't hesitate to call us if you have any questions regarding your modification.

Thank you for allowing Choice Loan Consulting to go to work for you. We appreciate your business. On behalf of the team we want to let you know that it has been our privilege to serve you. We look forward to helping you in any way possible in the future and wish you the best in all that you do!

Sincerely,

Your friends at Choice Loan Consulting



SunTrust Mortgage, Inc.
 Mail Code RVW 3054
 1001 Semmes Avenue
 Richmond VA 23224
 Telephone: 800.443.1032, Option 3

6/8/2009

Sign and Return

Dear :

Resolve to keep your home!

If you received our recent telephone call, you've probably been eagerly awaiting this package, as it means you can choose to keep your home and enjoy it for years to come.

Collection or foreclosure stops when we receive your completed package.

Enclosed please find two original Loan Modification Agreements to be reviewed, signed, notarized and returned in the enclosed pre-paid Federal Express envelope by **JUNE 19, 2009**. When we receive this package back from you, all collection efforts or foreclosure proceedings against you will stop.

The details. They all lead to keeping your home.

The new estimated payment amount effective with the August 1, 2009 payment will be \$12,124.83, which is your principal, interest, and escrow payment. We will be capitalizing an amount of \$52,404.03 which represents delinquent interest in the amount of \$46,579.44, attorney fees and cost of \$0.00, corporate advance balance of \$0.00, and escrow advance balance of \$3,495.63, increasing the principal balance to \$2,622,304.03. The maturity date of your modified mortgage loan is 7-1-2049.

Don't forget to make your new payment.

In the event you do not receive an updated statement or coupon book to use to make the payment due 8-1-2009, I have enclosed a self-addressed envelope to use to send that payment directly to my attention.

Please call if you have questions.

If you have any questions about your mortgage loan modification, please call me right away. My direct telephone number is 800.443.1032, option#3.

Sincerely,
 Lois C. Mitchell
 Loss Mitigation Department

enclosures

[Space Above This Line For Recording Data]
Loan Number: 215735200 Prepared By:

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 1st day of June, 2009, between ("Borrower(s)") and SUNTRUST MORTGAGE, INC. ("Lender"), amends and supplements (1) that certain Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated NA and recorded in book or Libor NA at page NA of the Official records [Name of Records] Records NA [County and State, or other Jurisdiction] and (2) that certain Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

(Property Address)

the real property described being set forth as follows:

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/or Security Instrument referenced above):

1. As of July 1, 2009, the amount payable under the Note and secured by the Security Instrument (the "Unpaid Principal Balance") is U.S. \$2,622,304.03, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized to date.
2. The terms of the Note and the Security Instrument are amended as follows:

SECTION I:

PAYMENTS:

(A) Time of Payments

Borrower will make a payment each and every month on the 1st day of the month, beginning on August 01, 2009 [First Payment Date], until the entire principal and interest and any other charges that may be due and owing under the Note and/or Modification Agreement(s) are paid in full. Each monthly payment will be applied as of its scheduled due date and if the payment includes both principal and interest, it will be applied to interest before principal. If on the Maturity Date, as described in Section II, Borrower still owes any amounts under the Note and/or Modification Agreement(s), Borrower will pay those amounts in full on that date.

(B) Amount of Monthly Payments

Each monthly payment will be in the amount of U.S. \$10,959.62

SECTION II:

INTEREST RATE AND PAYMENT CHANGES:

(A) Current Interest rate

Under this Agreement, the Borrower's interest rate will be 4.000%.

(B) Maturity Date

If on July 01, 2049 (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay those amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
- (b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- (c) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.
- (d) 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.
- (e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (f) Borrower agrees 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 Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

BY SIGNING BELOW, Borrower and Lender do each accept and agree to the terms and covenants in this Loan Modification Agreement as of the date first written above.

BORROWER

_____, Borrower (Seal)

_____, Borrower (Seal)

By _____ (SEAL)
Witness (Print Name):

By _____ (SEAL)
Witness (Print Name):

State of _____ §
County of _____ §

On this the ____ day of _____, before me _____ (NOTARY'S NAME), personally appeared _____ (BORROWER'S NAME(S)), who is/are 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 above instrument and acknowledged to me that he/she/they executed the same as his/her/their voluntary act and deed.

WITNESS my hand and official seal.

Notary Signature _____ (Seal)
My Commission Expires: _____