

DEED
IN LIEU OF
FORECLOSURE



America's Servicing Company
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Des Moines, IA 50306
Hours of Operation: Mon-Fri, 7 AM - 10 PM or
Sat, 8 AM - 4:30 PM, CT

Loan Number: [REDACTED]
Property Address: [REDACTED]

6/6/2013

[REDACTED]

Subject: Notice of Approval for a Deed in Lieu of Foreclosure

Dear [REDACTED]

We're responding to your request for mortgage assistance and your interest in a deed in lieu of foreclosure to help you gracefully exit your home. After carefully reviewing the information you provided, we have conditionally approved your request for a deed in lieu of foreclosure. All of the conditions for approval are included in this letter, so be sure you read this letter in its entirety and follow the steps provided.

Understanding a Deed in Lieu of Foreclosure

A deed in lieu of foreclosure allows you to voluntarily transfer ownership of your home to the owner of your mortgage. You are released from your obligation to repay your primary mortgage balance, either in full or in part. You may benefit by:

- Avoiding foreclosure
- Eliminating or reducing your mortgage debt*

Conditions that must be met

Before we can provide final approval for a deed in lieu of foreclosure, the following conditions must be met:

- Title—You and all other occupants must vacate your property and the title must be clear and marketable by 07/08/2013, the "vacate date".
- Lien holders - If you have any home equity loans, lines, junior liens or other subordinate liens (like a tax or mechanic's lien) on your property, they will be considered separately from your first mortgage transaction. To ensure the deed in lieu of foreclosure proceeds smoothly, it is essential for you to work with any other creditors immediately. Failure to resolve transactions with other lien holders could cause delays or even cancelation of the deed in lieu of foreclosure.