

SELENE[®] FINANCE

9990 Richmond Avenue
Suite 400 South
Houston, TX 77042
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Hours of Operation (CT)
Monday – Thursday: 8 a.m. - 9 p.m.
Friday: 8 a.m. – 5 p.m.

3/30/2017

Kenneth H. Dramer
567 Broadway
Massapequa, NY 11758

Re: Selene Loan #: [REDACTED]
Mortgagor(s): BARRY J. [REDACTED]
Property: [REDACTED] PLAINVIEW, NY 11803

Avoid Foreclosure—Act Now

Your mortgage is seriously delinquent. We have tried unsuccessfully to contact you to discuss the foreclosure prevention options available to you, and now your time to act is running out. To avoid foreclosure, you must contact us.

Option 1: Stay in Your Home

Based on our estimate of your home's value, you are approved for a Trial Payment Plan to modify your mortgage payment (see attached). During this Trial Payment Plan, you will be required to make monthly payments per the attached schedule. Once you follow the terms of the enclosed Trial Payment Plan, your loan may be permanently modified, assuming other eligibility requirements are met.

After the permanent modification is approved and you have remitted 6 on time payments, Selene will forgive the deferred balance referenced below. ^a

	Loan Information as of 3/30/2017	Loan Information with Modified Loan Terms
Due Date:	2/1/2013	5/1/2017
Interest Rate: Step Rate	2.88%	3% FOR 2 YRS-4% FOR 1 YR-5% FOR REMAINDER
Remaining Term:	152	360
Amortization Remaining Term:	152	480 ^b
Principal and Interest:	\$1,576.67	\$1,378.60
PITI:	\$3,726.72	\$3,528.65 ^c
Past Due Interest:	\$30,217.14	
Corp Advance:	\$4,904.00	
Negative Escrow:	\$86,793.25	
Suspense Balance:	-\$1,177.54	
Late Fees:	\$1,136.10	\$1,136.10(Waived)
Principal Balance:	\$252,247.42	\$355,867.90
Deferred Principal Balance:	\$0.00	\$17,116.37
Total Debt:	\$372,984.27	\$372,984.27
Debt Forgiveness:		\$17,116.37 ^a
Remaining Total Debt after Debt Forgiveness:	\$372,984.27	\$355,867.90

To stay in your home and avoid foreclosure, you must contact us right away! Simply call us at (877) 768-3759 by 5/1/2017 to confirm your participation and for directions on how to mail your first Trial Payment Plan payment. Or simply send us your Trial Payment Plan payment.

^b When the amortization term exceeds the loan term the loan will not fully amortize therefore there will be a principal balance due at maturity or a balloon payment.

^c An escrow analysis will occur at the time of the Modification and may impact the monthly tax and insurance escrows.