

March 30, 2010

[REDACTED]  
[REDACTED]  
[REDACTED]  
Loan Number: [REDACTED]

Dear [REDACTED]:

**You qualify for a permanent modification of your home loan under the Home Affordable Modification Program.** To accept this offer, you will need to sign and return a Modification Agreement that includes the terms and conditions of the permanent modification. We are in the process of preparing your Agreement and will be sending it to you soon. Please be on the lookout for a package in the mail and return the Agreement to us by the requested date so that we can finalize your loan modification.

We strongly encourage you to continue making monthly mortgage payments in the amount of your trial period payments. Not staying current on your monthly mortgage payments could negatively impact your credit. In addition, the amount of any missed payments will be added to your unpaid principal balance, which could increase the amount of your payments, after the loan is permanently modified.

Thank you for meeting the terms of your Home Affordable Modification Trial Period Plan by providing your financial information and making your trial payments. Once you receive your Modification Agreement, please sign and return the Agreement to us by the deadline so that we can finalize your permanent loan modification.

If you have any questions, please call us at 1.888.325.6435.

Home Retention Division  
BAC Home Loans Servicing, LP

**HELPING YOU STAY IN YOUR HOME.**

  
**MAKING  
HOME  
AFFORDABLE**

Other options  
may be available to help  
you avoid foreclosure.

Please send us your documents  
by December 07, 2010 to apply

Loan Number: [REDACTED]

November 22, 2010

Dear [REDACTED]

We have reviewed your request for a loan modification under the federal government's Home Affordable Modification Program. Unfortunately, your loan is not eligible for a Home Affordable Modification for the reason stated below:

**Negative NPV.** The Home Affordable Modification Program requires a calculation of the net present value (NPV) of a modification using a formula developed by the Department of the Treasury. The NPV calculation requires us to input certain financial information about your income and your loan including the factors listed below. When combined with other data in the Treasury model, these inputs estimate the cash flow the investor (owner) of your loan is likely to receive if the loan is modified and the investor's cash flow if the loan is not modified. In other words, this means that the loan modification should be in the financial interest of the investor that owns your loan. Based on the NPV results the owner of your loan has not approved a modification.

If we receive a request from you within 30 calendar days from the date of this letter, we will provide you with the date the NPV calculation was completed and the input values noted below. If, within 30 calendar days of receiving this information you provide us with evidence that any of these input values are inaccurate, and those inaccuracies are material, for example a significant difference in your gross monthly income or an inaccurate zip code, we will conduct a new NPV evaluation. While there is no guarantee that a new NPV evaluation will result in the owner of your loan approving a modification, we want to ensure that the NPV evaluation is based on accurate information.

Available NPV Inputs

- Unpaid balance on the original loan as of 9/11/2009
- Interest rate before modification as of 9/11/2009
- Months delinquent as of 9/11/2009
- Next Adjustable Rate Mortgage (ARM) reset date (if applicable)
- Next Adjustable Rate Mortgage (ARM) reset rate (if applicable)
- Principal and interest payment before modification
- Monthly insurance payment
- Monthly real estate taxes
- Monthly Homeowners Association (HOA) fees (if applicable)
- Monthly gross income
- Borrower's total monthly obligations
- Borrower Fair Isaac Corporation (FICO) score
- Co-borrower Fair Isaac Corporation (FICO) score (if applicable)
- Zip Code
- State

According to the guidelines of the Home Affordable Program, you have 30 days to appeal the decision that your loan is not eligible for the program. Please contact us by December 07, 2010 at 1.800.669.6650, if you think that the information used to determine your eligibility is incorrect.

We would like to review your financial information to determine if there are other options available to you. These options may include:

- A different modification program that may help you achieve more affordable payments;
- A forbearance program, which would offer you lower payments or no payments for a limited number of months to either give you time to resolve your financial difficulties or give us time to work together with you on a more permanent solution;
- A short sale, in which you would agree to sell your home and the proceeds of the sale would be applied to your loan balance, even if it is not enough to pay off the loan in full; or
- A deed in lieu of foreclosure, in which you would transfer the deed to your home to us in full payment of the outstanding balance on your mortgage.

In order to be considered for any of the options above, we will need additional information from you. Please complete the checklist listed on the following page and send us your documents by **December 07, 2010**. We have included a pre-paid envelope for your convenience.

Once we have received your information, we will contact you within an estimated **10 business** days to let you know what other options are available to you and the next steps you need to take. **Please contact us at 1.800.669.6650 if you have questions. You can reach us Monday through Thursday 8 a.m. to 12 a.m. Eastern, Friday 8 a.m. to 10 p.m. Eastern, Saturday 8 a.m. to 6 p.m. Eastern and Sunday 3 p.m. to 12 a.m. Eastern.**

#### Important Foreclosure Information

**We will not start or advance foreclosure proceedings while your loan is under review for loan assistance options.**

If your loan was previously referred to foreclosure, we have halted the foreclosure process while we evaluate your loan for loan assistance options. No foreclosure sale will be conducted and you will not lose your home during the evaluation.


Do not ignore any foreclosure notices. While you will not lose your home during the evaluation, to protect your rights under applicable foreclosure law, you may need to respond to foreclosure notices or take other actions. If you have any questions about the foreclosure process and the evaluation of your loan, contact us at 1.800.669.6650.

We want to work with you and urge you to send us your documentation as soon as possible.

Home Loan Team  
BAC Home Loan Servicing, LP

Bank of America  Home Loans

BAC Home Loans Servicing, LP is required by law to inform you that this communication is from a debt collector. However the purpose of this communication is to let you know about options that may help you avoid a foreclosure sale.

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Enclosures: (1) Checklist (2) Request for Modification and Affidavit (3) IRS Form 4506-T (4) Pre-paid return envelope