



Notice Date.

Property Address

Reference Number:

NOTICE OF PRE-FORECLOSURE OPTIONS

**IMPORTANT RIGHTS FOR HOMEOWNERS
(APPLICABLE TO OWNER-OCCUPIED PROPERTIES ONLY)**

You must respond within 30 days of the date of this letter to take advantage of your rights. This notice and the programs described herein are applicable **ONLY** if the property securing your loan serves as your primary residence.

IF YOU DO NOT RESPOND within 30 days, a notice of default may be issued and you may lose your home in foreclosure.

IF YOU DO RESPOND within 30 days of the date of this letter, you will have an additional 60 days to meet with your lender before a notice of default may be issued.

YOU SHOULD CONTACT A HOUSING COUNSELOR OR ATTORNEY as soon as possible. Failure to contact a housing counselor or attorney may result in your losing certain opportunities, such as meeting with your lender or participating in mediation in front of a neutral third party. A housing counselor or attorney can help you work with your lender to avoid foreclosure.

MEDIATION may only be requested on your behalf by a housing counselor or an attorney.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

- The statewide foreclosure hotline recommended by the Housing Finance Commission:
Toll-free: 1.877.894.HOME (1.877.894.4663)
dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure_him
- United States Department of Housing and Urban Development:
Toll-free: 1.800.569.4287
Local counseling agencies in Washington:
hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc
- The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys:

RESPONDING WITHIN 30 DAYS

If the property securing your loan is your primary residence, you have the right to request a meeting with a representative of Beneficiary or Beneficiary's Authorized Agent. If you wish to do so, you (or a housing counselor or attorney on your behalf) must request a meeting with a representative of Beneficiary or Beneficiary's Authorized Agent by either:

1. Responding in writing to:

OR

2. Calling:

When you (or your housing counselor or attorney) respond, you should:

- indicate that you want to meet regarding the delinquency/foreclosure issues
- provide current contact information
- include contact information for the attorney or housing counselor, if they will represent you at the meeting

Should you designate a housing counseling agency, housing counselor, or attorney to meet with Beneficiary or Beneficiary's Authorized Agent on your behalf, you must notify Beneficiary or Beneficiary's Authorized Agent that one of these parties will represent you and has authority to agree to a loan restructure or modification on your behalf. You must also provide your representative's name, and contact information.

To document your request, a written request for a meeting is recommended. Your request may be sent by certified mail, return receipt requested, or equivalent private delivery service. The request must be made within 30 days of the date of this "Notice of Pre-Foreclosure Options" or you will lose this right to have an additional 60 days to meet and try to resolve your delinquency/foreclosure issues.

DURING THE MEETING

If you request a meeting, Beneficiary or Beneficiary's Authorized Agent will schedule a meeting between you and a representative before a Notice of Default is issued. A housing counselor or attorney may represent you at this meeting.

The purpose of the meeting is to assess your financial ability to modify or restructure the loan obligation or consider other alternatives to foreclosure. Some possible outcomes of the meeting:

- a temporary or permanent loan modification
- an agreement to conduct a short sale
- a deed in lieu of foreclosure transaction
- some other workout plan; or
- no workout agreement

Beneficiary or Beneficiary's Authorized Agent must have at least one "in person" representative at the meeting. In addition, a person authorized to modify the loan obligation or reach an alternative resolution may also participate by phone or video conference during the meeting with you.

If a meeting is requested you should be prepared to present information necessary to assess your financial ability to meet a modified or restructured loan obligation. A housing counselor or attorney may assist you in identifying/preparing the information necessary, as well as any other information that may be of assistance in reaching an agreement. In general terms such information will include:

- current and future income
- debts and obligations
- tax returns for the past two years

FOLLOWING THE MEETING

The representative(s) of Beneficiary or Beneficiary's Authorized Agent and you or your representatives shall attempt to reach a resolution within 90 days from the date this letter was sent. If the meeting has taken place and an agreement modifying the loan or an alternative resolution is not reached, Beneficiary or Beneficiary's Authorized Agent

or the Trustee may issue a Notice of Default 90 days following the date of this Notice, which begins the foreclosure process.

If you have any questions regarding this matter, please call
appreciate the opportunity to serve your home loan needs.

We

If you are currently in a bankruptcy proceeding, or have previously obtained a discharge of this debt under applicable bankruptcy law, this is not an attempt to collect, a demand for payment, or an attempt to impose personal liability for that debt. You are not obligated to discuss your home loan with us or to enter into a loan modification or other loan assistance program. You should consult with your bankruptcy attorney or other advisor about your legal rights and options.

EXAMPLE