

**The Fastest Way To Get a Top Notch Letter Submitted
to Your Lender**

**32 Actual Hardship
Letters--Already
Approved by
Lenders**

Becky DeGrossa
Hardship Letter Pro



**BEST
SELLER**

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About this report:

The letters included in this report were all written for clients who ordered hardship letters from me in 2009. These specific letters were selected for the following reasons:

- Each of these letters was **approved** by the lender
- The letters represent a variety of hardships and explanations for them that can be useful in writing your letter
- The collection has a good cross sample of requests for loan modifications, short sales, deeds in lieu and requests for repayment plan reductions
- The letters represent a large cross-section of lenders.

NOTE: Lenders approve loan modifications, short sales, deeds in lieu, etc. based partly on the letter, but mostly based on whether or not your financial situation warrants their approval. Therefore, you should note that if your financials don't present well, **NO LETTER, NO MATTER HOW BEAUTIFULLY WRITTEN**, is going to convince your lender to approve you!



Professionally Written Hardship Letters

32 Letters Approved by Lenders

Please read the section titled **Hardship Letter Tips**, first, so that you understand the goal of each letter.

Then, find letters that most resemble your situation so that you can see how we worded each explanation.

The table of contents on the next page will enable you to navigate through the collection of letters.

Hardship Letter Tips

It's important to understand what you're trying to do with your hardship letter, so that you can increase your odds of success. These tips will help you understand your goal with each type of letter.

Loan Modification Hardship Letter Tips

A loan modification hardship letter is submitted to your lender, with various other attachments, to explain the reason(s) why you have fallen behind on your payments, or are struggling to make your payments. This letter should cite real-life reasons why you are facing hardship. The reasons may vary from loss of income, reduction in income, or other financial stressors like health complications, divorce, unexpected expenses, etc. In requesting a loan modification, you are requesting that your lender work out a modified mortgage payment plan. This can include locking your payment in at a lower monthly rate or a fixed interest rate (as opposed to an adjustable rate). Sometimes, this loan modification request can also be made for second loans (or home equity line of credit loans). More and more loan modification requests are being granted these days. The upside of a *loan modification hardship letter* is that often lenders are willing to keep homeowners in their homes if they have shown signs of financial improvement, or if they have had strong payment history up until they fell on tough financial times. Lenders also look positively on homeowners who have tried various options, like selling personal items, or strictly reducing their budgets, for example, in order to keep their homes.

Short Sale Hardship Letter Tips

A short sale hardship letter is submitted to your lender, with various other attachments, to detail why you have been unable to make the payments on your home, or have struggled to keep up thus far. Short sale hardship letters can include your primary residence or a second residence that is a rental property or investment property. In requesting a short sale, you are asking that your lender accept the offering price you have received on the property (or hopefully will receive on the property) over foreclosing on your property. It is standard that you ask that the lender forgive you the difference between the loan amount and the selling price of the property. It is important to include in the short sale hardship letter reasons why you have turned to this route. Have you attempted to pick up more work hours so you can pay for your home? Have you tried, without luck, to find renters for your investment property? You need to assure your lender that you have exhausted all other options as they will be leery to help people who have not tried to help themselves. One of the perks of a short sale hardship letter is that the bank often looks favorably upon the fact that you have gone through, or plan to go through, the work of putting the property up for sale and finding a buyer.

Deed in Lieu Hardship Letter Tips

A *deed in lieu* hardship letter is submitted to your lender, with various other attachments, to explain various reasons for your current financial trouble. As stated earlier, these reasons need to be true, severe, and documented, as the lender will be checking the facts of your case very closely. This specific letter requests that your lender accept the deed on your home or property, instead of foreclosing on it. As you know, foreclosure leaves a very serious dent in your credit score, and will make it challenging in the future to apply for further loans. This request often allows your credit score to remain more stable, as the lender who accepts these terms will take your property's deed, and forgive you the debt you accrued over the life of the loan. The benefit of this option for you is that your credit score won't be hit as hard, and the lender will relieve the debt on the property. You will also not have to worry about finding a buyer for the home in a challenging real-estate market. The lender hopes that they will be able to sell it later, and for not, they can avoid the bureaucratic process of foreclosing on your property,

Reduction of Repayment Plan Hardship Letter Tips

Reduction of repayment plan hardship letters are becoming more common as more lenders are granting loan modifications and repayment plans for homeowners. This hardship letter, much like all the others, must explain valid reasons for your current financial hardships. Since you agreed to your repayment plan, were you in a costly car-accident? Did you lose a second part-time job? These are examples of reasons why you may be facing financial challenges, and why the lender might consider you eligible for a reduced repayment plan. A repayment plan is granted to homeowners who have already fallen behind on their payments. The lender has allowed the homeowner to stay in their home, or keep their property, despite this.

Section 1: Loan Modification Hardship Letters

Loan modification is, by far, the most requested form of foreclosure avoidance. In this section, there are 23 letters requesting loan modifications. Several of these letters are for people who are upside-down in their mortgages, so we have also requested **Principal Reductions**. In some cases, only the loan modification was approved, as many lenders are not granting principal reductions.

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Bank of America
Type of Hardship	Loss of income		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Bank of America
 9700 Bissonnet St.
 Houston, TX 77036

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx
 xxxxx.

Loan Number: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

Most of my income is sales-based, and this area has really been hard with the downturn in the economy. On top of this financial shock, my wife also recently lost her job. It has made it next- to- impossible to make ends meet with these two unfortunate situations. In addition, my wife’s father has had to move in with us because of some strenuous medical conditions, and we are covering some of his expenses.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

What we have done to improve our situation:

We anticipated the possibility that we would need the loan modification and started asking for it in March. We have been in constant contact with all people and agencies possible to let them know our situation. We have used all of our savings and there is none left. We worked really hard to make our payments on time as long as we could. While we started talking to the mortgage company in xxxxx, it took until xxxx before we were finally over xx days late.

Status of payments/ Ability to pay going forward:

We are currently xxx months behind on our mortgage, and I seriously doubt our ability to pay going forward at our previous payment amount.

While this is discouraging, I have meticulously reviewed our budget and cut out all unnecessary expenses. We have reduced our driving time, in turn reducing our monthly gas bill. We have worked with my father-in-law's doctors to get prescriptions that are allowable with xxxxxxxx xxxxxxxx- reducing our budget in this area, as well. My wife has been actively looking for work, and has been to some interviews recently. Also, it appears that my sales are picking up as the economy is bouncing back a little, and I foresee more income coming in because of this. Lastly, we have sold personal belongings in order to create some cash-flow.

Request:

Due to loss of income and other financial stressors, I am requesting that you work with us to lower our payments to around \$xxx a month, including taxes, insurance, etc. We are on a trial modification plan currently, paying \$xxxxx each month and I feel strongly that we can continue to pay this amount on time. After a much-needed reduction to our mortgage payment, I am confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and we want nothing but to keep my home.

I very much appreciate your consideration of our request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX X XXXXXXXXX
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

#

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	American Home Mortgaging
Type of Hardship	Loss of income		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 American Home Mortgaging Service
 4600 Regent Blvd. Ste. 200
 Irving, TX 75063

To Whom It May Concern:

Re: Request for Loan Modification and Principle Reduction at xxx xxxxxxxxxx xxx,
 xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxxxx and I very much want to work with you to keep my home.

Hardship:

I am a single parent working hard to provide a home for my family. My company has been forced to cut back regular and overtime hours because of the economy. Recently, my work hours have been decreased, making it challenging to make the payments on my home.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my payments, but I seriously doubt my ability to pay going forward at the current mortgage rate.

While this is discouraging, I have carefully examined my budget and cut out all unnecessary expenditures. I am doing everything I can to make ends meet.

Request:

Due to loss of income, I am requesting that you work with me to modify my mortgage payment to around \$xxxx a month, including taxes, insurance, etc. I have meticulously reviewed my budget in order to come to this payment amount. After a much-needed reduction to my mortgage payment, I feel confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx x xxxxxxxx
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Bank of America
Type of Hardship	Reduced income, upside-down		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Bank of America Home Loans Servicing
 P.O. Box 10219
 Van Nuys, CA 91410-0219

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxx years and xxxxxx months and I very much want to work with you to avoid foreclosure.

Hardship:

While I am still very grateful to have a job, job security is a huge issue for me in this current economy. My company is on the verge of many lay-offs and reduced wages, which will affect me greatly. On top of this, the value of my home has dropped dramatically. While I bought the home for \$xxx,xxx, it is now only worth about \$xxx,xxx. I was planning on the housing market improving when I bought the home, and thinking at about xxxx or xxx years, I could re-sell the house and help put that money into investments for my retirement. The hopes of this happening now are very small. I am xx right now and working hard to makes end meet. I have grown very fond of this home and would like to be able to keep it as long as possible.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my payments, although I have had to rely on the grace period very often, and I seriously doubt my ability to pay going forward at the current payment amount.

While this is discouraging, I have carefully examined my budget and cut out all unnecessary expenditures. I have talked to my employer about getting as many work days in as I can, even if it means working seven days a week. While times are hard for the company, they are still giving me as many hours as possible. I have been researching ways to buy items and re-sell them for higher rates on xxxx. I am doing odd handyman jobs here and there, including mowing lawns and light contracting work. I am doing everything I can to stay afloat.

Request:

Due to impending loss of income, I am requesting that you work with me to modify my mortgage payment to around \$xxx a month, including taxes, insurance, etc. I have meticulously reviewed my budget in order to come to this payment amount, and have also calculated that I could still afford this monthly payment if I was laid-off. After a much-needed reduction to my mortgage payment, I feel confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx x xxxxxxxxx
(xxx) xxx xxxx (Home)
(xxx) xxx xxxx (Cell)

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Bank of America
Type of Hardship	Divorce		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Bank of America
 P.O. Box 5170
 Simi Valley, CA 93062-5170

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I am currently in the process of divorce, and my wife will be leaving the house as of xxxxxxx xxx. This will be a significant loss of income as I will be taking over the full financial responsibility of the house. In addition to this, I will be responsible for child support payments of \$x,xxx a month, as well as daycare payments of \$xxx a month. I also have credit card debt that I am trying to pay off. These unfortunate circumstances have culminated in a huge financial burden for me.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my mortgage, but I seriously doubt my ability to pay going forward at the current mortgage amount.

I have meticulously reviewed my budget and cut out all unnecessary expenses. I have changed my credit card to one with a lower interest-rate, and I am putting more hours in

at work. In addition, I am looking for a second job, as well, to provide more income and am trying to trade in my truck for a more fuel-efficient vehicle. To help out even more, I am also looking for a renter to rent a room in my home.

Request:

Due to loss of income and financial stressors, I am requesting that you work with me to lower my payments to around \$x,xxx to \$x,xxx a month, including all impounds (taxes, insurance, etc.) I have come to this payment-amount by consulting an accountant. After a much-needed reduction to my mortgage payment, I am confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working home-owner, with a strong payment history, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX X XXXXXXXX
(XXX) XXX XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Chase
Type of Hardship	Reduced income, medical		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Chase Fulfillment Center
 Mail Stop HMP-Missing Docs
 4500 Cherry Creek Drive S. Ste. 960
 Glendale, CO 80246-1531

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for nearly xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

xxx's salary has been cut by about \$xx,xxx a year, and her company could no longer afford to supply the bonus incentives they used to. xxxxx, who is self-employed, has seen a decrease in income because of the slowing of the economy, as well. Childcare seems to be getting more and more costly, with two children in daycare and another one requiring a babysitter after-school. We are spending about \$x,xxx a month on childcare. In addition to these challenges, our children recently needed some hospital procedures that were quite costly. We have worked out a payment plan of \$xxx a month, but we still owe the hospital \$xxxx.xx.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our mortgage payments and our forbearance payments, but if the mortgage goes back to the original monthly payment, we seriously doubt our ability to pay going forward.

While this is discouraging, we have carefully examined our budget and cut out all unnecessary expenditures. xxxxx is working more hours to try to bring in more income and he is slowly receiving more steady clients. We have also worked with other lenders to get our hospital bills and credit card payments lowered, freeing up our ability to pay our mortgage. In addition, in a xxxx xxx x xxxx, one of our children will no longer need after-school care, saving us about \$xxxx a month. xxx's loan she took out against her 401k will be paid off, as well as of xxxxxxxx xxxx, saving us another \$xxxx a month.

Request:

Due to loss of income, we are requesting that you work with us to modify our mortgage payment to around \$xxxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount and consulted a homeownership and financial services director, as well. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxx xxxxx
(xxx) xxx xxxx

xxxxxx xxxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Chase
Type of Hardship	Reduced income, medical		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Chase Mortgage
 P.O. Box 78420
 Phoenix, AZ 85062-8420

To Whom It May Concern:

Re: Request for Loan Modification at xxx xxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

My husband and I are both self- employed. He is a contractor and I am a bookkeeper. With the current economy, the construction business has come to a crawl. My husband’s work has become so slow that even my two sons who work for him are looking for jobs with other companies. My income was also reduced last year, and it has been financial shock to adjust to such a large reduction to our household income.

We have also had some other family-related issues that have been financially and emotionally taxing for us. After my father passed away in xxxx, my mother moved in with us. Shortly thereafter, she was diagnosed with Alzheimer’s. For the next five years she lived with us, and we did our best to take care of all her needs. After this time-period, she needed more care than we could give her, and the cost of this and her medications were severely draining financially. We were forced to put her in a home and take out a line of credit against our rental property so we could afford this.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our payments, but we seriously doubt our ability to pay going forward at the current mortgage rate.

While this is discouraging, we have carefully examined our budget and cut out all unnecessary expenditures. We even had our son relocate schools from xxxx to one closer to our home so we could save the room and board money. We are also proactively working to drastically reduce our credit card debt.

Request:

Due to loss of income, we are requesting that you work with us to modify our mortgage payment to around \$xxxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount and consulted an accountant. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We built this home from the ground up more than xx years ago, and we want nothing but to keep it for ourselves and our family.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX XXXX
(XXX) XXX XXXX

XXXXXXXX XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Chase
Type of Hardship	Reduced income, caring for family member, increased expenses, credit cards		

xxx xxxxxxxx xxx

xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
Bank of America
7105 Corporate Drive PTX- B36
Plano, TX 75024-3628

To Whom It May Concern:

Re: Request for Loan Modification and Principle Reduction at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan and lock it in at a fixed interest rate, and also help reduce our principle. We have owned this home for xxxxx xxxxx xxx xxxx xxxxx and we very much want to work with you to avoid foreclosure.

Hardship:

My husband’s paycheck is never fixed because of the amount of overtime he may or may not accrue. Lately, he has been losing out on more and more overtime hours, making it harder and harder to make ends meet. His company has recently informed him that they will be eliminating overtime hours entirely xxxx xxxx because of the economy. Without these hours, we already are and will be struggling financially. In addition, the value of our house has decreased dramatically because of the poor housing market, making refinancing impossible. The same exact houses in our neighborhood are selling for \$xxx,xxx and we currently owe \$xxxx,xxx.xx.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our payments, but we seriously doubt our ability to pay going forward. In addition, when our mortgage rate adjusts in xxxxxxxx xx xxxx, there is no plausible way for us to make the payments.

While this is discouraging, we have carefully examined our budget and cut out all unnecessary expenditures. We have paid off one of our credit cards entirely and are proactively working on the other two. We even have a set financial plan and timeline for paying these off, which will further free up our ability to make our payments. In addition, I am looking for a second job to help supplement our income.

Request:

Due to loss of income and financial stressors, we are requesting that you work with us to lower our payments to around \$xxxx or less, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount. Ideally, we would also like to see the ARM on our mortgage locked into a fixed rate. If this cannot be done, we ask that the rate adjustment be postponed until a later date so we can have the chance to refinance the loan after the housing market rebounds. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Investment Property
1St/2nd/Heloc	1 st Mortgage	Lender:	Chase
Type of Hardship	Reduced income, medical		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 CHASE
 P.O. Box 78420
 Phoenix, AZ 85062-8420

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

This house was initially purchased because of the income we expected to receive after starting up a second xxxx xxxxxx business. The business has not done well because of the economy, and the funding for the shop was withdrawn. We were forced to use up all of our reserves just to keep the business afloat. Needless to say, it has been a financial challenge to make the payments on this house as we did not foresee the issues that arose with our xxxxxx business. On top of this concern, my wife’s company recently took away our health benefits, which used to be wonderful. Since then we have switched to an insurance company with extremely high deductibles. I have been diagnosed with Type 2 diabetes, and the cost of treatment and prescriptions has increased our expenditures by about \$xxxx a month. We are doing everything we can to stay afloat.

Status of payments/ Ability to pay going forward:

We are currently xxx months behind on our mortgage, and we seriously doubt our ability to pay going forward with the payments as they are, now.

While this is discouraging, we have meticulously reviewed our budget and cut out all unnecessary expenses. We have also moved our xxxx xxxxxx business to a different location that has much higher traffic and potential customer volume. We expect it to boost our income and better enable us to pay our mortgage.

Request:

Due to loss of income and financial stressors, we are requesting that you work with us to lower our interest rate to x.x%, and to add our missed payments to the rear of the loan. After a much-needed reduction to our mortgage payment, we are confident that our situation will continue to improve and that we will be able to reliably make the payments on our property. We are hard-working home-owners, and we want nothing but to keep this home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx xxxx
(xxx) xxx xxxxx
(xxx) xxx xxxxx

xxxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1st/2nd/Heloc	1 st Mortgage, 2 nd Mortgage	Lender:	Countrywide
Type of Hardship	Reduced income, escalating ARM's		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Countrywide
 P.O. Box 6650070
 Dallas, TX 75265-0070

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx
 xxxxx.

Loan Numbers: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for nearly xxxx xxxxx and I very much want to work with you to avoid foreclosure.

Hardship:

I am stuck in two different adjustable-rate loans, where I'm paying interest-only. The first loan is my mortgage loan; the second is a home-equity loan. Since my income has recently decreased, I am having a great deal of trouble making ends meet with the payments. Prior to my decrease in income, I never had a problem making my payments. I would really like an interest reduction and to be put into a 30-year fixed-rate loan, with my both my loans combined into one. I love this home and really want to stay in it.

Status of payments/ Ability to pay going forward:

I am currently xxxxx months behind on my mortgage, and with my decreased income, I cannot pay going forward at the current mortgage amount.

While this is discouraging, I have meticulously reviewed my budget and cut out all unnecessary expenses. I also met with my tax accountant to come up with a payment amount that I can afford on my reduced income.

Request:

Due to loss of income and financial stressors, I am requesting that you work with me to lower my payments to between \$xxx-xxx per month, including taxes, insurance, etc. Ideally, this would be the combined amount, incorporating the xxxxx into my xxxxxxxxxxxx loan, and not having it as a separate loan. I have meticulously reviewed my budget in order to come to this payment amount and have also consulted the accountant who does my taxes. After a much-needed reduction to my mortgage payment, I am confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working home-owner, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx x xxxxxxxxxxx
(xxx) xxx xxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	2 nd Mortgage	Lender:	EMC Mortgage
Type of Hardship	Loss of income, upside-down		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 EMC Mortgage
 P.O. Box 660753
 Dallas, TX 75266-0753

To Whom It May Concern:

Re: Request for Loan Modification at xxx xxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxx

We are writing to request that you work with us to modify our second mortgage loan and lower our interest rate. We have owned this home for xxxxx years and xxxxx months and we very much want to work with you to keep our home.

Hardship:

We just received a loan modification on our first mortgage loan. They changed our loan from an interest only ARM x.x% to a Fixed mortgage at x%. We would like to request that you lower the interest rate on our second mortgage, too, because the rate is extremely high, at xx.x%.

My husband’s company has recently informed him that they will be eliminating overtime hours entirely next year because of the economy. Without these hours, we already are and will be struggling financially. In addition, the value of our house has decreased dramatically because of the poor housing market, making refinancing a challenge. After consulting a realtor, we have discovered that we currently owe much more on the home than it is worth in the real estate market.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our payments, but we want to do everything we can to insure timely and consistent payments in the future by asking you to lower our interest rate.

We have carefully examined our budget and cut out all unnecessary expenditures. We have paid off one of our credit cards entirely and are proactively working on the other two. We even have a set financial plan and timeline for paying these off, which will further free up our ability to make our payments. In addition, I (xxxxxxx) am looking for a second job to help supplement more income.

Request:

Due to impending loss of income and financial stressors, we are requesting that you work with us to lower our interest rate, as xx.x% is relatively high. Ideally, we would like our monthly payments to be around \$xxx or less, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1st/2nd/Heloc	1 st Mortgage, 2 nd Mortgage	Lender:	GMAC
Type of Hardship	Unexpected expenses, medical, upside-down		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxx

Customer Care
 GMAC Mortgage
 P.O. Box 4622
 Waterloo, IA 50704-4622

To Whom It May Concern:

Re: Request for Loan Modification & Principal Reduction for property xxx
 xxxxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Numbers: xxxxxxxxxx, xxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

In xxxxxxx of xxx, my father-in-law passed away. In xxx of xxx, my mother-in-law passed away, as well. We have had to help with the funeral expenses, which were quite costly. On top of these stressors, my wife was involved in a car accident in xxx. We are still paying for further treatment and care for her as she recovers. My daughter also began college (which is a hefty financial burden for us), and we have taken on the responsibility of paying for her automotive insurance. We are trying desperately to make ends meet with these various situations, but are having a hard time doing so.

In addition, we paid \$xxx,xxx for this home. Due to our second, we now owe \$xxx,xxx. Our neighbor across the street has the same model home as our and has had it on the market for the last x months for \$xxx,xxx. He has not been able to sell it, so we know that we are very upside-down in our home. This is why we are asking for a reduction in our principal.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are currently xxxx months behind on our mortgage, and our house is now in foreclosure.

While this is discouraging, we have meticulously reviewed our budget and cut out all unnecessary expenses. Also, our daughter recently got a part-time job and has started contributing to our finances.

Request:

Due to loss of income and financial stressors, we are requesting that you work with us to lower our payments to around \$xxxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget to come to this payment amount. After a much-needed reduction to our mortgage payment, we are confident that our situation will continue to improve and that we will be able to reliably make the payments on our property. We are hard-working home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1st/2nd/Heloc	1 st Mortgage, 2 nd Mortgage	Lender:	National City Mortgage
Type of Hardship	Reduced income		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Central Receipts- Loss Mitigation
 National City Mortgage
 3232 Newmark Drive, Building 7
 Miamisburg, OH 45342

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx

Loan Number: xxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

Both of us work in the real estate business, which has been hit very hard by the downturn in the economy. xxxxxx is one of the cities that has been hit the hardest, and although we are both among the top realtors in our company, we simply are not making enough income as it is all commission-based. We have done everything we can to make ends meet, including dipping into our savings and 401k. At this point, we have exhausted both of these resources.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

What we've done to improve our situation:

We've been doing a lot of prospecting, mailing, phone calling, and holding open houses. We've also been strategizing with the owners of the homes we've listed, and with all of our efforts, we been able to put enough transactions together to keep us afloat and not miss any payment.

Status of payments/ Ability to pay going forward:

We are current on our mortgage, but we seriously doubt our ability to pay going forward at the current payment amount.

While this is discouraging, we have meticulously reviewed our budget and cut out all unnecessary expenses. We let our assistant go, and we're doing that work, ourselves. Also, we have done smaller things like eliminating the home phone, raising our insurance deductibles, and getting rid of business-related phone and software programs in order to better enable our ability to pay our mortgage.

We have both been selling Real Estate for over xx years and love working together. We are some of the top agents in our company. In xxxx we were number one out of xxxx agents. We are not bragging we worked VERY hard and long hours to get to that point. We have strong work ethics and were raised as fighters. But at this time in our lives we are looking for and need some help.

Request:

Due to our loss of income and financial stressors, we are requesting that you work with us to lower our payments to around \$xxxx a month, including taxes, insurance, etc. This is ideal, but anything under \$xxxx would be wonderful. We have meticulously reviewed our budget to come to this payment amount. After a much-needed reduction to our mortgage payment, we are confident that our situation will continue to improve and that we will be able to reliably make the payments on our property. We are hard-working home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Option One Mortgage Corporation
Type of Hardship	Seniors, Medical Expenses		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Option One Mortgage Corporation
 P.O. Box 13716
 Sacramento, CA 95853-3716

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxxxxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I am retired and on a fixed-monthly income. My wife is retired, as well, although she does have a smaller job to keep money coming in. We have high debt on our credit cards that we are working to pay off. In addition, there have been some medical issues that have been costly for us, and have made it difficult to pay our mortgage. (Please see the enclosures regarding our medical bills.) We are doing everything we can to stay afloat, but it is very difficult with our impending financial pressures.

Status of payments/ Ability to pay going forward:

We are current on our mortgage, but I seriously doubt our ability to pay going forward at the current mortgage amount.

We have meticulously reviewed our budget and cut out all unnecessary expenses. We are also looking for other job-options to increase our income.

Request:

Due to financial stressors, I am requesting that you work with me to lower our payments to around \$x,xxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount and have consulted a xxxxxx xxxxx representative, as well. After a much-needed reduction to our mortgage payment, I am confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working home-owners, and we want nothing but to keep our home.

I very much appreciate your consideration of our request. My contact information is below. Please let me know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx xxxxx
(xxx) xxx xxxxx
(xxx) xxx xxxxx

xxxxxxxx xxxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations
5. Hospitalization/medical bills

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Saxon Mortgage Service
Type of Hardship	Seniors, medical disability, Increased costs		

xxx xxxxxxxx xxx

xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
Saxon Mortgage Service
P.O. Box 161489
Fort Worth, TX 76161-1489

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

My wife and I are both seniors on social security, although I have another job in order to bring more income into our household. My wife is currently on disability and can no longer help to bring in additional income. While our monthly income dropped over the past several years, and we anticipate a further drop due to the declining economy, our monthly mortgage has increased, making our ability to pay difficult. The current market price for our home does not allow us to sell it. We are doing everything we can to stay afloat.

Our debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our mortgage, but seriously doubt our ability to pay going forward at the current mortgage amount.

We have meticulously reviewed our budget and cut out all unnecessary expenses.

Request:

Due to loss of income and financial stressors, I am requesting that you work with me to lower our payments to around \$xxxx per month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount. After a much-needed reduction to our mortgage payment, I am confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working home-owners, and we want nothing but to keep our home.

I very much appreciate your consideration of our request. My contact information is below. Please let me know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx xxxx
(xxx) xxx xxxx

xxxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Star One Credit Union
Type of Hardship	Reduced income, escalating ARM		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Star One Credit Union
 1080 Enterprise Way
 Sunnyvale, CA 94088

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxxx xxx x xxxx xxxxx and I very much want to work with you to avoid foreclosure. I have been referred to your hardship assistance program, and I really hope that you will help me.

Hardship:

I am currently in an ARM loan, and my payments have increased dramatically over the last several years. While I can barely pay the current monthly rate, I will not be able to make the payments if they increase further. I work for the xxxxxx and we have undergone some serious cutbacks. While I am fortunate in still having a job, the xxxxxx recently entered a new contract in which raises will not be granted for the next xx years. In addition, I lost my x% annual bonus, and I've been forced to pay a higher portion toward my healthcare coverage. With this net loss of income and a raise totally out of the question for the next three years, it is impossible for me to stay in my ARM and risk having to foreclose on my property.

Because of the reasons above, I attempted to utilize one of your programs to get a fixed rate mortgage. However, while I was approved for a fixed rate mortgage, the term was decreased from xx years to xx year, thus **increasing my payment by \$xxx per month!** The fixed rate part of this deal took the *uncertainty* away, however, the new payment amount is not affordable for me. Thus, this is not a solution for me, at all.

As you require, I had a phone call with a representative at xxxxxxxx, your debt counseling company. The result of this was that I was encouraged to apply for a loan modification to *lower* my payment.

Additionally, on your website, you state:

“xxxx xxx xxxxxxx xxxxxxx xxxxxxx xxxxxxxx xxxxxxxxxx ("xxxx") is available to members that are having difficulties with their xxxx mortgage payments and want to avoid foreclosure. The same assistance is also available for consumer loans.

I am simply asking to be given temporary assistance. I am not asking to shirk any of my responsibilities.

Request:

Due to loss of income and financial stressors, I am requesting that you approve me for the opportunities of the “xxxx” program your credit union offers. It would be absolutely wonderful if I could get my monthly payments temporarily lowered, similar to the system you have set up for your new home buyers. In this system, in the initial years, homebuyers receive a x% discount on the first xxxxx years of their payments. This would be ideal for me as my job is unable to grant raises for the next xxxxx-years. Although it will be tight, I can afford payments at around \$xxxx a month currently, and I would be able to have my payments increased to about \$xxxx after about three years. After a much-needed reduction to my mortgage payment, I am confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working home-owner, with a strong payment history, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx x xxxxxxxxx
(xxx) xxx xxx

Enclosures:

1. 2 months of recent paystubs
2. Loan Application
3. 2 months of bank statements
4. Proof of telephone call with Balance

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Wells Fargo
Type of Hardship	Reduced income, sudden unexpected expenses		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Wells Fargo
 P.O. Box 10335
 Des Moines, IA 50306

To Whom It May Concern:

Re: Request for Loan Modification and Principle Reduction at xxx xxxxxxxxx xxx,
 xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for nearly xxxx years and we very much want to work with you to keep our home.

Hardship:

We have run into several hardships that have made it difficult to make our mortgage payments. The first issue is that the state has issued mandatory furloughs. One furlough per month is required for xxxxxxxx through xxxxxxxx, and some more may be required from xxxxxxxx to xxxx. This amounts to about \$xxx of lost income every month. In addition to this challenge, I have been on maternity leave since x/xx/xx because of difficulties with my pregnancy. I have a few hours left of maternity leave that I can use, so until my temporary Short Term Disability starts, in xx days, I am on leave without pay.

xxxx is also running into some challenges that are reducing our income, as well. While he is on SSDI, he is supplementing our income with a home-based xxxxxxxx xxxxx xxx xxxxxxxxxxx business. Business has slowed considerably since the decline in the economy, and he has several accounts with customers that are outstanding.

We have depleted our savings and available funds. We have both cashed in our 401K's or taken loans out from them to survive. We even ended up having our car repossessed because we were not able to keep up with the full monthly payments.

Lastly, we now have a newborn infant who was a month premature. I did save many of the baby clothing and accessories from our first xxx, but we still have additional expenses that we are adjusting to.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our payments, but we seriously doubt our ability to pay going forward at the current mortgage rate.

While this is discouraging, we have carefully examined our budget and cut out all unnecessary expenditures. My short-term disability should be kicking in as of xxxxxxxx, giving us more cushion until I can go back to work. My husband is logging many hours into reaching more potential clients. We are doing everything we can to make ends meet.

Request:

Due to loss of income, we are requesting that you work with us to modify our mortgage payment to around \$xxxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, with perfect payment history and we want nothing but to keep my home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Wells Fargo
Type of Hardship	Utilities, caring for family member		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Wells Fargo Home Mortgage
 P.O. Box 10335
 Des Moines, IA 50306

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxx xxxx and I very much want to work with you to avoid foreclosure.

Hardship:

I have had a few issues that have made making my payments challenging. The first hardship involves the age of my home. Because the home is fairly old, the utility bills during the winter months became excessively high. It was a struggle just to accommodate this financial shock. Also, my mother recently underwent hip surgery, from which she is recovering. I am her primary caregiver, and I am responsible for helping with her monthly living expenses. This has stretched my budget even thinner than it was.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am currently one month behind on my mortgage, and I seriously doubt my ability to pay going forward, at my current payment amount.

While this is discouraging, I have meticulously reviewed my budget and cut out all unnecessary expenses. I have researched more energy efficient ways to use water, heating

and air, and this has reduced my utility bills. I am also actively looking for a second job and a possible roommate to further supplement my income. With the help of a credit counselor, I have worked out a payment plan for paying off my debt. I feel all of these approaches will enable me to pay my mortgage. My xxx xxxx plan to rectify my situation includes a reduction to my mortgage payment. If you can provide this, I know that I can get back on my feet again.

Request:

Due to financial stressors, I am requesting that you work with me to lower my payments to around \$xxxx a month, including taxes, insurance, etc. I have consulted both a financial advisor and a credit counselor to come to this amount. After a much-needed reduction to my mortgage payment, I am confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working home-owner, and I have had good payment history up until now. I really want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx x xxxxxxxx
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Carrington Mortgage Services
Type of Hardship	Increased expense due to marriage- two homes		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Carrington Mortgage Services, LLC
 1610 E. St. Andrew Place, Ste. B150
 Santa Ana, CA 92705

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for over xxxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I am about to get married, so I will be taking on the financial responsibility of my fiancée’s house, on top of the responsibility of mine, and all of our current, combined debt, which is a significant amount for both of us. This will be a large financial burden. We would like to keep both of our houses as they have personal significance, but cannot if we cannot get our monthly payments lowered. Ideally, we would be able to maintain ownership of both homes, and rent out my fiancée’s home after she has moved in with me.

I have done everything I can to try to adjust my mortgage, including applying for refinancing with my lender and with the “xxxx xxxx xxxxxxxx” program, but I was turned down by both.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my mortgage, but I seriously doubt my ability to pay going forward, especially after our finances are combined.

Request:

Due to impending financial stressors, I am requesting that you work with me to lower my payments to around \$xxx-xxx a month, including taxes, insurance, etc. Ideally, I would like to see my second mortgage payment reduced, as well. I have meticulously reviewed my budget with multiple people in order to come to this payment amount. After a much-needed reduction to my mortgage payment, I feel confident that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX X XXXXXXXXX
(XXX) XXX XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	2nd Mortgage	Lender:	Sun Trust Bank
Type of Hardship	Increased expense due to marriage- two homes		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 SunTrust Bank
 <Lender’s street address>
 <Lender’s city, state, zip>

To Whom It May Concern:

Re: Request for Loan Modification for xxx xxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for over xxxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I am about to get married, so I will be taking on the financial responsibility of my fiancée’s house, on top of the responsibility of mine, and all of our current, combined debt, which is a significant amount for both of us. This will be a large financial burden. We would like to keep both of our houses as they have personal significance, but cannot if we cannot get our monthly payments lowered. Ideally, we would be able to maintain ownership of both homes, and rent out my fiancée’s home after she has moved in with me.

I have done everything I can to try to adjust my mortgage, including applying for refinancing with my lender and with the “xxxx xxxx xxxxxxxxx” program, but I was turned down by both.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my mortgage, but I seriously doubt my ability to pay going forward, especially after our finances are combined.

Request:

Due to impending financial stressors, I am requesting that you work with me to lower my payments to around \$xxx-xxx a month, including taxes, insurance, etc. I have meticulously reviewed my budget with multiple people in order to come to this payment amount. After a much-needed reduction to my mortgage payment, I feel confident that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX X XXXXXXXX
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1st Mortgage	Lender:	First Franklin
Type of Hardship	Reduced income, birth		

xxx xxxxxxxx xxx
 xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 First Franklin
 150 Allegheny Center Mall
 Pittsburgh, PA 15212

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned this home for xxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I am self-employed and my field is suffering dramatically because of the downturn in the economy. I am trying everything I can to keep and increase business, but I am struggling financially. I also have increased financial burdens, while my income is slowly decreasing, because we welcomed a new child into our family on xxxxxxxx xxxx of this year. While I am overjoyed to have such a wonderful addition, I am deeply worried over the impending financial obligations it brings. I am trying to provide for my family in very unstable times.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am currently xxxx months behind on my mortgage, but I am current on my repayment program. My home is now in foreclosure.

While this is discouraging, I have meticulously reviewed my budget and cut out all unnecessary expenses. I am also researching new ways to improve my business, as well.

Request:

Due to loss of income and new financial stressors, I am requesting that you work with me to lower my payments to around \$xxx-\$xxxx a month, including taxes, insurance, etc. I have come to this payment amount after carefully reviewing my budget. After a much-needed reduction to my mortgage payment, I feel confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and I want nothing but to keep my home for myself and my family.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX X XXXXXXXXX

(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Mor Equity
Type of Hardship	Caring for family member, unexpected expenses, medical disability		

xxx xxxxxxxx xxx

xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 Mor Equity
 PO Box 3788
 Evansville, IN 47736-3788

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

For the past xxxx years, we have been caring for our adult daughter who has been diagnosed with severe xxxxxx xxxxxxxx. All of the financial burdens of this have fallen on our shoulders. We have had to pay for her move to xxxxxxxx, from xxxxxxxxxx, so we could care for her full-time. She had lost her job and was in need of medical treatment. In addition, we are still paying for her food, shelter, transportation, and auto insurance, as well as medical treatment, including doctor’s visits and medication, while she is trying to get back on her feet and keep a steady job.

There were a few incidents, in caring for her, that set us back quite a bit financially in addition to the aforementioned burdens. She was involved in an accident on her way to work one day and we had to take on the financial responsibility of paying for the repair quote and also a new car when we discovered that her old one was actually totaled. In addition, she was involved in another car accident, this time in our car. We also had to replace this vehicle, as it was damaged beyond repair.

Other unfortunate circumstances have arisen that have been both emotionally and financially taxing, as well. On xxxxxx x, xxxx, my husband was injured on the job (xxxx xxxxxx) when his flight hit severe turbulence. He suffered serious nerve injuries to his back and neck that were excruciatingly painful, and also required intensive treatments to assist in his recovery. Because of this injury, my husband was out of work for nearly xxx xxxx, and his salary was cut in half. This was a tremendous financial shock as he is the primary source of income for our household. While I used to be able to supplement extra income at my job, the company is currently undergoing a restructuring process, and there are simply no overtime hours to be had.

All of these events have culminated in the complete exhaustion of our savings, and we really have no safety nets left.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on both of our loans, but we seriously doubt our ability to pay going forward. Our funds have been completely drained and we are really struggling.

Request:

Due to loss of income and serious financial stressors, we are requesting that you work with us to lower our payments to \$x,xxx a month for our combined loans, including taxes, insurance, etc. We have come to this payment amount after carefully reviewing our budget. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

xxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	2nd Mortgage	Lender:	Sovereign Bank
Type of Hardship	Caring for family member, unexpected expenses, medical disability		

xxx xxxxxxxx xxx

xxxxx xxxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
Sovereign Bank
PO Box 16522
Reading, PA 19612-6255

To Whom It May Concern:

Re: Request for Loan Modification for property at xxx xxxxxxxxxxx xxx, xxxxx xxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan. We have owned this home for xxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

For the past xxxx years, we have been caring for our adult daughter who has been diagnosed with severe xxxxx xxxxxxxx. All of the financial burdens of this have fallen on our shoulders. We have had to pay for her move to xxxxxxxx, from xxxxxxxx, so we could care for her full-time. She had lost her job and was in need of medical treatment. In addition, we are still paying for her food, shelter, transportation, and auto insurance, as well as medical treatment, including doctor’s visits and medication, while she is trying to get back on her feet and keep a steady job.

There were a few incidents, in caring for her, that set us back quite a bit financially in addition to the aforementioned burdens. She was involved in an accident on her way to work one day and we had to take on the financial responsibility of paying for the repair quote and also a new car when we discovered that her old one was actually totaled. In addition, she was involved in another car accident, this time in our car. We also had to replace this vehicle, as it was damaged beyond repair

Other unfortunate circumstances have arisen that have been both emotionally and financially taxing, as well. On xxxxxx x, xxxx, my husband was injured on the job (xxxx xxxxxx) when his flight hit severe turbulence. He suffered serious nerve injuries to his back and neck that were excruciatingly painful, and also required intensive treatments to assist in his recovery. Because of this injury, my husband was out of work for nearly xxx xxxx, and his salary was cut in half. This was a tremendous financial shock as he is the primary source of income for our household. While I used to be able to supplement extra income at my job, the company is currently undergoing a restructuring process, and there are simply no overtime hours to be had.

All of these events have culminated in the complete exhaustion of our savings, and we really have no safety nets left.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on both of our loans, but we seriously doubt our ability to pay going forward. Our funds have been completely drained and we are really struggling.

Request:

Due to loss of income and serious financial stressors, we are requesting that you work with us to lower our payments to \$x,xxx a month for our combined loans, including taxes, insurance, etc. We have come to this payment amount after carefully reviewing our budget. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx xxxx
(xxx) xxx xxxx

xxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Loan Modification	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	National City Mortgage
Type of Hardship	Depleted savings, failed business		

xxx xxxxxxxx xxx
 xxxxx xxx, xx

xxxxxxx x, xxxx

Loss Mitigation Department
 National City Mortgage
 3232 Newmark Drive
 Miamisburg, OH 45342

To Whom It May Concern:

Re: Request for Loan Modification/Principal Reduction for property at xxx
 xxxxxxxxx xxx, xxxxx xxx, xx xxxxx.

Loan Number: xxxxxxxxx

I am writing to request that you work with me to modify my mortgage loan. I have owned my home for over xxx years and want to work with you to avoid foreclosure.

Hardship:

I've done well making my payments for the last couple of years, however, for the last xxx months, as the cost of living has increased, my finances have been getting tighter. Due to this, I've had to dip into my savings and unfortunately I don't have much left.

To increase my income, I attempted to start a business, but I was unsuccessful. It ended up costing me quite a bit of money.

Also, my son was living with me and paying rent, but he recently left on a tour of duty to xxx with the xxxxxx xxxxx.

Status of payments/ Ability to pay going forward:

I am currently x months behind on my payments, however I've been approved for a trial loan modification beginning xxxxxxxx x. I very much want to negotiate an affordable payment with you so that I can continue to stay in my home.

Unlike many people right now, I am fortunate enough to have a job and I am increasing my hours at work. Also, my other son is still living with me and paying rent. This will

help me make my payment. Finally, I am finalizing an agreement with another renter and hope to have that documented and available to show you, soon.

Request:

Due to my financial situation, I am requesting that you work with me to lower my payments as low as possible.

I very much appreciate your consideration of our request, as I am serious about keeping my home. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXXX XXXXXXXX
XXX-XXX-XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Section 2: Short Sale Hardship Letters

In this section, there are 5 hardship letters requesting an approval for a short sale.

Type of Letter:	Short Sale	Property Category:	Primary Residence
1st/2nd/Heloc	1 st Mortgage	Lender:	GMAC
Type of Hardship	Divorce, sudden unexpected expenses, medical		

xxx xxxxxxxxxxxxxxx xxxxx
 xxxxxxxxxxx, xx xxxxx

xxxxxxxx x, xxxxx

Loss Mitigation Department
 GMAC
 P.O. Box 4622
 Waterloo, IA 50704-4622

To Whom It May Concern:

Re: Request for Short Sale for property at xxxx xxxx xxx xxx. xxx, xxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

I am writing to request that you work with me to accept the short sale on my property. I have owned this home for xxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I was divorced in xxx xxx. While I tried to make the mortgage payments with my own newly reduced income, it became increasingly difficult. In order to save money, I even moved to an apartment closer to work so I could log more hours and cut travel costs. I tried to rent the condo out, but could only do so at a price much lower than the mortgage payment. I was paying about \$xxxx dollars out of pocket for the mortgage, HOA fees, and insurance.

Also, my company, because of their financial hardships, was no longer able to provide me with a company car. Therefore, I had to purchase a car at an additional expense of \$xxx/month.

In addition to these challenges, my position in the company I currently work for will be eliminated at the end of the year. I will not be receiving a severance package either, because of the company's own struggle in these tough economic times.

Because my position is being eliminated, I decided to go to school to become a xxxxx xxxxxxxx. My expected graduation date is xxxx x, xxxx. The school does not guarantee employment, and my salary is anticipated to be about half of what I am currently making now.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my payments, but I seriously doubt my ability to pay going forward. I have exhausted all of my savings and retirement accounts, and this is my only other option besides foreclosure. Before this, I made every effort to make room in my budget for the payments on this house, including cutting out all unnecessary expenses.

Request:

Due to loss of income, I am requesting that you work with me to accept the short sale of my property and forgive me the difference between the selling price and the asking price. I am a hard-working, responsible home-owner, and I would really like to work with you to avoid foreclosure.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Short Sale	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	K Bank
Type of Hardship	Medical disability		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 K Bank
 P.O. Box 429
 Owings Mills, MD 21117

To Whom It May Concern:

Re: Request for Short Sale for property at xxxx xxxx xxx xxx. xxx, xxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

We are writing to request that you work with us to approve the short sale of our property. We have owned this home for nearly xxx years and we very much want to work with you to avoid foreclosure.

Hardship:

The main financial hardship that we have endured was caused by my wife’s medical condition. In xxxxxxx xx xxx, my wife was diagnosed with xxxxxxxxxxx and chronic obstructive pulmonary disease. This is a challenging and oftentimes life-threatening illness. She was hospitalized from xxxxx xx, xxx to xxx x, xxx. This accrued a great deal of medical bills and was a quite an emotional blow to both of us. While she returned to work for xxx weeks in xxx xx xxx, her condition worsened and we discovered that in order to maintain stability, she could not work. Accordingly, for her health, she retired on xxx x, xxx, which is xxx years prior to her planned retirement. We are currently dealing with the ramifications of such and struggling to make ends meet.

Our current debt-to-income ratio is xxx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are current on our mortgage, but we seriously doubt our ability to pay going forward at the current mortgage amount.

While this is discouraging, we have meticulously reviewed our budget and cut out all unnecessary expenses. I have also enrolled in a debt-management program in order to reduce the interest on our credit cards, and we are no longer using them.

Request:

Due to loss of income, we are requesting that you work with us to accept the short sale on our property and forgive us the difference between the loan amount and the selling price. We currently have an offer of the house. We are hard-working individuals, and we would really like to rely on this option over foreclosure.

We very much appreciate your consideration of my request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX XXXX
(xxx) xxx xxxx

XXXXXX XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations
5. Sale offer on property

Type of Letter:	Short Sale	Property Category:	Investment Property
1St/2nd/Heloc	1 st Mortgage	Lender:	Wachovia
Type of Hardship	Reduced income, had to move		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 Wachovia Mortgage, FSE
 P.O. Box 105693
 Atlanta, GA 30348-5693

To Whom It May Concern:

Re: Request for Short Sale for property at xxxx xxxx xxx xxxx. xxxx, xxxxxxxx, xx xxxxx. .

Loan Number: xxxxxxxxxxxx

I am writing to request that you work with me to accept the short sale of my property. I have owned this home for xxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

In the beginning of xxxx I lost my job, and was still living at the property in xxxxxxx. I had a great business opportunity out-of-state. I borrowed money off of the equity of this home so I could move and purchase a house near where I would be employed. I planned on selling the xxxxxxxx house and paying off the debt. Unfortunately, right as I was moving, the market completely crashed. I struggled to make the payments on this house for a year and a half, and did so successfully. Unfortunately, in doing this, I exhausted all my savings and now I am currently unable to continue making the payments on this house.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am currently xxx xxxxx behind on my payments, and I seriously doubt my ability to pay going forward. The house is now in foreclosure.

While this is discouraging, I have been attempting to do everything I can to avoid foreclosure. I started a new business in hopes of increasing my income, and I also attempted several times to sell the property.

Request:

Due to loss of income, I am requesting that you work with me to accept the short sale on my property and forgive me the difference between the loan amount and the selling price. I currently have an offer on the home and would much prefer this option over foreclosure.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations
5. Offer(s) on the property

Type of Letter:	Short Sale	Property Category:	Investment Property
1St/2nd/Heloc	1 st Mortgage	Lender:	Wells Fargo
Type of Hardship	Reduced income, unable to sell		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 Wells Fargo
 <Lender's street address>
 <Lender's city, state, zip>

To Whom It May Concern:

Re: Request for Short Sale for property at xxxx xxxx xxx xxx. xxx, xxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

I am writing to request that you work with us to approve the short sale of our property. We built this home in xxx and we very much want to work with you to avoid foreclosure.

Hardship:

My business partner and I built this house years ago as an investment property. We had good payment history on this home until xxxxxx of this year. Since then, our financial situation has changed drastically and we are no longer able to afford the payments with our reduced monthly income. The economy has really limited out ability to pay for this house. While the home has been on the market for several years, we have had difficulty getting any reasonable offers for it.

Our current debt-to-income ratio is xxx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

We are currently one month behind on the mortgage, and I seriously doubt our ability to pay going forward. We currently have a forbearance plan that is effective for xxxxx months in which we are paying xx% payments.

Request:

Due to loss of income, I am requesting that you work with us to accept the short sale on our property and forgive us the difference between the loan amount and the selling price. We currently have an offer of the house. We are hard-working individuals, and we would really like to rely on this option over foreclosure.

We very much appreciate your consideration of our request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

XXXXXX XXXX
(XXX) XXX XXXX

XXXXXX XXXX

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations
5. Sales offer on property

Type of Letter:	Short Sale	Property Category:	Investment
1St/2nd/Heloc	1 st Mortgage	Lender:	Aurora Loan Services
Type of Hardship	Tenants not paying, care of family member		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 Aurora Loan Services
 P.O. Box 1706
 Scottsbluff, NE 69363-1706

To Whom It May Concern:

Re: Request for Short Sale for property at xxxx xxxx xxx xxx. xxx, xxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

I am writing to request that you work with me to accept the short sale of my property. xxxxxxx law requires lender approval of a short sale before I place it on the market as such. I have owned this home for xxxx years and I very much want to work with you to avoid foreclosure.

Hardship:

I have several financial setbacks and challenges that have made it next-to impossible to keep this property. The first issue is that the tenants renting this property are xxxxx-months behind on their rent. For the last xxxxx months, I have had to pay out-of-pocket to keep the mortgage up-to-date. Even when the tenants did pay on time, their payment did not cover the city taxes on the home, which I have had to personally pay for every year.

In addition to this, I am losing excessive equity in the home because of my inability to pay anything other than a negative amortizing amount. The loan for the home is \$xxxx, while the property is now only worth about \$xxk. Unfortunately, property prices are still falling.

Recently, my mother lost her job as a receptionist. It seems no work can be found for her. She, aged xx, is being forced to sell her home and move in with me. I will be responsible for all her living costs, including her medical and doctor's bills, as she cannot afford supplemental healthcare. This will be very taxing financially.

Last, but not least, I am struggling with credit card debt (as I have had to rely on credit to make payments on time). My student loans are entering a repayment period, as well.

My current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

I am current on my loan, but I cannot afford to keep paying this payment. If I can't get approval for a short sale, I anticipate foreclosure.

I have carefully examined my budget and cut out all unnecessary expenditures. I have made several attempts to refinance into a 30-year fixed mortgage, but the current market value of this property will not allow it. I have no other option than to sell the property.

Request:

Due to loss of rental income and the need to support my elderly mother, I am requesting that you work with me to accept the short sale of my property, and forgive me the difference between the loan amount and the selling price. I have exhausted all other options. I am a hard-working homeowner, and would much prefer this approach over foreclosure.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Section 3: Deed in Lieu Hardship Letters

In this section, there is 1 hardship letter requesting approval for a Deed in Lieu of foreclosure.

I get very few requests for deeds in lieu of foreclosure, and I could only verify that one of my clients had their request granted. This is the letter included in this collection.

Type of Letter:	Deed in Lieu of Foreclosure	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Bank of America
Type of Hardship	Death		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 Bank of America
 475 Cross Point Parkway
 Getzville, NY 14068-9000

To Whom It May Concern:

Re: Request for Deed in Lieu of Foreclosure for property at xxxx xxxx xxx xxx.
 xxxx, xxxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxxx

I am writing to request that you work with me to approve my request for a deed in lieu of foreclosure. The Estate of xxxx xxxxxxxxxxx has owned the property since xxxxxxxx of xxxx, and my xxxxxxx purchased the property in the late xxxx’x. I very much want to work with you to avoid foreclosure.

Hardship:

In xxxx xx xxxx, my father, xxxx xxxxxxxxxxx passed away. He took the loan on this property shortly before his unfortunate passing. Because his death was so unexpected, there was no will. Accordingly, the responsibility of the loan was transferred to the “Estate of xxxx xxxxxxxxxxx”. Up until xxxxxxx xx xxxx, the mortgage and all other bills were kept current. Unfortunately, in the process of maintaining these bills, cleaning the property, and attempting to rent or sell it, the Estate of xxxx xxxxxxxxxxx was exhausted. As of xxxxxxxx xx xxxx, there are no longer any funds or assets left in the Estate. Even if I personally wanted to take over the property, I would not be able to live in it, as it is located in a xxx xxxxxxxxxxx.

Status of payments/ Ability to pay going forward:

The payments on this property are one month behind and the Estate has no further ability to pay going forward.

Request:

I am requesting that you work with me to accept the deed on this property in lieu of foreclosure. I have consulted my legal counsel and have been advised that I am in no way personally financially responsible for this mortgage, and that you, the bank, have no financial recourse for the remainder of this loan other than the repossession of this property. The Estate of xxxx xxxxxxxxxx has no further assets to offer, but the property is currently valued between \$xxxxx. I only hope you accept this as a good-will gesture between both parties.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxx x xxxxxxxx, xxxxxxxx xx xxxxxxx xx xxxx xxxxxxxxxx
xxxxx xxxxxxxx
(xxx) xxx xxxx

Section 4: Reduction to Repayment Plan Hardship Letters

In this section, there are 3 hardship letters requesting a reduction to a repayment plan.

Type of Letter:	Loan Modification, Repayment Plan Reduction	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Chase
Type of Hardship	Reduced income, hours cut		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxx, xx xxxxx

xxxxxxxx x, xxxx

Fulfillment Center
 Chase/WAMU
 P.O. Box 469030
 Glendale, CO 80246

To Whom It May Concern:

Re: Request for Loan Modification and Forbearance Reduction for property at
 xxxx xxxx xxx xxx. xxxx, xxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxx

We are writing to request that you work with us to modify our mortgage loan and reduce our forbearance plan. We have owned this home for xxxxxx xxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

I have worked at xx for about xx years and xxxxxx for about xx years. Before the downturn in the economy, I was working about 70-75 hours a week including overtime at xx, but as of late I've been working 40 hours per week or less. I was also laid off for about xxx xxx x xxxx months from xx while they were trying to restructure. Because I was still working at xxxxxx, I was unable to collect unemployment for this time. This has been a drastic loss of income for our household. My wife works for xxxxxxxx xxxxxxxx x months of the year, and now also got a second job at xxx xxxx. However, my wife's hours at xxx xxxx have been cut, as well. We have been struggling with our high credit-card debt, too.

Our current debt-to-income ratio is xx%, which is clearly not sustainable.

Status of payments/ Ability to pay going forward:

Because we missed xxxx months of payments, we have entered into a Forbearance Agreement. This agreement took our payment from \$xxxx.xx to \$xxxx.xx. We are still

having difficulty making this payment, and doubt our ability to go forward at the current amount.

We have carefully examined our budget and cut out all unnecessary expenditures. We make our house payment before paying anything else. I am working two jobs and trying to get as much overtime as possible. My wife has taken a second job too, and may even have the option of getting a third job, as well. We have also mapped out a plan to pay-off our credit cards, further freeing up our ability to pay our mortgage, and we have received some money from my in-laws to help pay-off some of the debt. We also turned to the xxxxxxxx xxxxxxxx Program in order to get our finances back on track. We have made paying our mortgage the highest priority and will do anything we can to keep our home.

Request:

Due to loss of income, we are requesting that you work with us to modify our payment to between \$xxx-\$xxxx a month, including taxes, insurance, etc. We have meticulously reviewed our budget in order to come to this payment amount. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home. We are hard-working, responsible home-owners, and we want nothing but to keep our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxxx xxxx
(xxx) xxx xxxx (Home)
(xxx) xxx xxxx (Cell)

xxxxxxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Repayment Reduction	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	Bank of America
Type of Hardship	Sudden, un-expected expenses		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxxx

Loss Mitigation Department
 Bank of America
 P.O. Box 5170
 Simi Valley, CA 93062-5170

To Whom It May Concern:

Re: Request for Repayment Plan Reduction for property at xxxxx xxxxx xxx xxxxx.
 xxxxx, xxxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxxx

We are writing to request that you reduce our repayment plan. We have owned this home for xxxxx years and we very much want to work with you to avoid foreclosure.

Hardship:

We have incurred several hardships that combined to put us in short-term financial crisis, thus causing us to miss x mortgage payments. One of our two automobiles that were already paid for was involved in a hit and run accident, and was then totaled. We then had to spend \$xxxx to replace that vehicle. Shortly after that, my wife was deployed to xxxxx. I, too, am in the military, and have a very unpredictable schedule, so we had to send our two children to stay with their grandparents for the summer in xxxxxxxx, xx. The cost of transporting them to and from xxxxxxxxxxxx, along with daycare during the summer, totaled \$xxxx. Lastly, while my wife was deployed, her pay allowances were automatically deducted. This amounted to \$xxxx over the course of the x months that she was deployed. This is standard military procedure, however, it did have a financial impact on us as we've been used to the payments. All of this amounted to an unexpected financial impact of \$xxxx during a short timeframe, thus inhibiting our ability to make our payments.

Status of payments/ Ability to pay going forward:

We are currently xxxxx months behind on our payments, and we seriously doubt our ability to meet the current repayment plan payments.

However, we have carefully examined our budget and cut out all unnecessary expenditures. Now that we have our feet on the ground, we have worked with a financial planner to establish a realistic budget that will allow to stay in good standing with our account.

Request:

Due to loss of income, we are requesting that you work with us to reduce our repayment plan to as low as possible. After a much-needed reduction to our mortgage payment, we feel confident that our situation will continue to improve and that we will be able to reliably make the payments on our home.

We very much appreciate your consideration of our request. Our contact information is below. Please let us know what further information you need and we will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx (Home)
(xxx) xxx xxxx (Cell)

xxxxxxxx xxxx
(xxx) xxx xxxx (Cell)

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Type of Letter:	Repayment Reduction	Property Category:	Primary Residence
1St/2nd/Heloc	1 st Mortgage	Lender:	National City Mortgage
Type of Hardship	Medical Disability		

xxx xxxxxxxxxxxx xxxxx
 xxxxxxxxxxxx, xx xxxxx

xxxxxxx x, xxxx

Loss Mitigation Department
 National City Mortgage
 3232 Newmark Drive
 Miamisburg, OH 45342

To Whom It May Concern:

Re: Request for Lowered Repayment Plan for property at xxxx xxxx xxx xxxx. xxxx, xxxxxxxx, xx xxxxx.

Loan Number: xxxxxxxxxxxx

I am writing to request that you work with me to lower my repayment plan. I have owned this home for xxx years and I very much want to work with you to avoid foreclosure.

Hardship:

In xxxx, I suffered from a herniated disk injury and was forced to undergo back surgery. I returned to work on xxxx xx, xxxx and worked for xxxx months until I re-injured my back. I have not been able to work since because of the excruciating pain. I am currently drawing on long-term disability through my employer’s insurance and I am waiting on an appeal for additional Social Security income. I have no idea if I will be approved for this, or when my disability term will expire.

Status of payments/ Ability to pay going forward:

I am currently xx months behind on my mortgage payments, but I have been approved for a repayment plan at \$x,xxx.xx a month for xx months. Unfortunately, I cannot afford this high of a payment amount.

I have carefully examined my budget and cut out all unnecessary expenditures. I am doing everything I can to make ends meet, but am still struggling as I am still unable to work at the moment. Fortunately, I am awaiting consultations for treatment on my injury. Hopefully, I will be able to return to work again soon.

Request:

Due to loss of income and other financial stressors, I am requesting that you work with me to lower my repayment plan to as low as possible. I feel that I can afford a payment of \$xxx per month. After a much-needed reduction to my mortgage payment, I feel confident that my situation will continue to improve and that I will be able to reliably make the payments on my home. I am a hard-working, responsible home-owner, and a xx xxxx veteran, and I want nothing but to keep my home.

I very much appreciate your consideration of my request. My contact information is below. Please let me know what further information you need and I will promptly provide it.

Thank you very much for your time.

Sincerely,

xxxxxx xxxx
(xxx) xxx xxxx

Enclosures:

1. IRS 4506-T
2. 2 months of recent paystubs
3. Most recent tax return
4. Monthly housing & loan obligations

Resources

You'll notice that, in many of the letters in this collection, we include reference to a **debt-to-income ratio**.

Especially for loan modification requests, it is good to include your debt-to-income ratio in your letter, if it is 50% or less. If it is too high, including it in your letter may signal to your lender that you will still be high-risk, even if they lower your payment, significantly.

To calculate your debt-to-income ratio (DTI), you can go to DTI calculator at the US News & World Report site:

<http://www.usnews.com/usnews/biztech/tools/modebtratio.htm>

If you need assistance in using this calculator, I have a video on my site that will walk you through it. Go here:

<http://www.samplehardshipletter.net/hardship-letter/debt-to-income-calculator>

Good luck with your letter,

A handwritten signature in cursive script that reads "Becky".