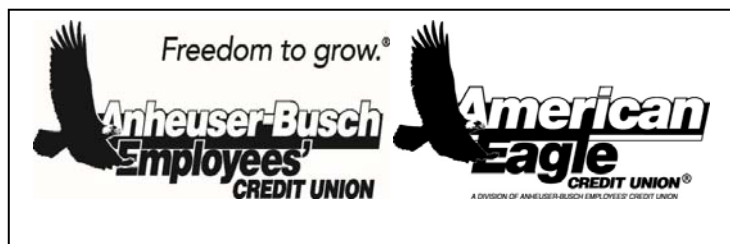


Homeowner Request for Assistance



Thank you in advance for allowing your Credit Union to review your account for mortgage assistance.

Getting Started

- 1 Complete, sign and return the Uniform Borrower Assistance Form and IRS Form 4506T-EZ sent with this packet. *If you need assistance with the forms, complete as much as you can and work with your Credit Union to finish.)*
- 2 Return all the required documents to your Credit Union using one of the options below.

Fax: Toll Free 314-773-5424

Email: MortgageAssist@abecu.org

Mail to: 12395 Olive Blvd, Suite 100, St. Louis, MO 63141

In Person: Monday – Friday 9-5 PM
12395 Olive Blvd, Suite 100,
St. Louis, MO 63141

Know Your Options™

You can also visit www.KnowYourOptions.com for more information on mortgage options as well as helpful homeowner resources, such as calculators to help you understand how different mortgage options work and the Options Finder which shows options that might be right for you.

In this packet

Homeowner Checklist	page 2
<i>Details the documents and forms you need to get started.</i>	
Information on Avoiding Foreclosure	page 3
<i>Highlights the programs available to help you resolve your delinquency.</i>	
Frequently Asked Questions	page 4
<i>Answers questions you may have at this time.</i>	
Beware of Foreclosure Rescue Scams	page 6
<i>Details how to spot and report foreclosure rescue scams.</i>	
Uniform Borrower Assistance Form	Appendix A
<i>Documents your mortgage information and hardship and starts the process for assistance.</i>	
IRS Form 4506T-EZ	Appendix B
<i>Authorizes access to your tax information.</i>	

Questions?

Contact us at 877-269-4179 ext. 2 or
MortgageAssist@abecu.org

Homeowner Checklist

GET STARTED – Use this checklist to ensure you have completed all required forms and have the right information to return to your Credit Union.

Required Documentation

Completed & Signed!	Document Name/Type
<i>The following documents will be required by your mortgage company. They must be completed and signed by every person (borrower) on the mortgage.</i>	
<input type="checkbox"/>	Uniform Borrower Assistance Form (Fannie Mae/Freddie Mac Form 710)
<input type="checkbox"/>	Income documentation (see below)
<input type="checkbox"/>	Checking & Savings Account Statements (last 2 months, all pages) if outside of ABECU/AECU
<input type="checkbox"/>	Hardship documentation as outlined in Uniform Borrower Assistance Form
<input type="checkbox"/>	Short Form Request for Individual Tax Return Transcript (IRS Form 4506T-EZ) or a Request for Transcript of Tax Return (IRS Form 4506-T) signed by the borrower
<input type="checkbox"/>	Utility bill (gas or electric statement)
<input type="checkbox"/>	Property/Homeowners/Hazard Insurance Statement
<input type="checkbox"/>	Second lien mortgage statement (if applicable)

Income Documentation

The following documents may be needed during your counseling session. You will want to have the most current/recent version of these documents. Note: This is not a comprehensive list. Your counselor may require additional documents.

Income (select the most applicable source[s] of your income)	
<input type="checkbox"/>	➔ <i>Are You Employed? If so, provide:</i> Paystubs for the past 30 days.
<input type="checkbox"/>	➔ <i>Do you have supplemental income? (child support or alimony, rental or boarder income, other) If so, provide:</i> 30 days of documentation
<input type="checkbox"/>	➔ <i>Are You Self Employed? If so, provide:</i>
<input type="checkbox"/>	
<input type="checkbox"/>	➔ <i>Are you Retired? If so, provide:</i>
<input type="checkbox"/>	

Information on Avoiding Foreclosure

For your information only – Do not return to your Credit Union.

Mortgage Programs Are Available to Help

There are a variety of programs available to help you resolve your delinquency and keep your home. You may be eligible to refinance or modify your mortgage to make your payments and terms more manageable, for instance, lowering your monthly payment to make it more affordable. Or you may qualify for a temporary (or permanent) solution to help you get your finances back on track. Depending on your circumstances, staying in your home may not be possible. However, a short sale or deed-in-lieu of foreclosure may be a better choice than foreclosure – see the table below for more information:

OPTION	OVERVIEW	BENEFIT
Refinance	Receive a new loan with lower interest rate or other favorable terms	Makes your payment or terms more affordable
Reinstatement	Pay the total amount you owe, in a lump sum payment and by a specific date. This may follow a forbearance plan as described below	Allows you to avoid foreclosure by bringing your mortgage current if you can show you have funds that will become available at a specific date in the future
Repayment Plan	Pay back your past-due payments together with your regular payments over an extended period of time	Allows you time to catch up on late payments without having to come up with a lump sum
Forbearance Plan	Make reduced mortgage payments or no mortgage payments for a specific period of time	Have time to improve your financial situation and get back on your feet
Modification	Receive modified terms of your mortgage to make it more affordable or manageable after successfully making the reduced payment during a “trial period” (i.e., completing a three [or four] month trial period plan)	Permanently modifies your mortgage so that your payments or terms are more manageable as a permanent solution to a long-term or permanent hardship
Short Sale	Sell your home and pay off a portion of your mortgage balance when you owe more on the home than it is worth	Allows you to transition out of your home without going through foreclosure. In some cases relocation assistance may be available
Deed-in-Lieu of Foreclosure	Transfer the ownership of your property to us	Allows you to transition out of your home without going through foreclosure. In some cases relocation assistance may be available. This is useful when there are no other liens on your property

We Want to Help

Take action and gain peace of mind and control of your situation. Complete and return the Uniform Borrower Assistance Form (included) with supporting income and hardship documentation and IRS Form 4506T-EZ so you can get the help you need. If you have questions or need assistance in better understanding and completing the necessary documents, please call your Credit Union.

Frequently Asked Questions

For your information only – Do not return to your Credit Union.

1. Why Did I Receive This Packet?

You have contacted your Credit Union for help with your mortgage. This packet includes the information needed to help you understand your options and request assistance. When you return the completed and signed Borrower Assistance Form (with supporting income and hardship documentation), and a completed IRS Form 4506T-EZ, your Credit Union can start to work with you to quickly resolve any temporary or long-term financial challenge you face to making all of your mortgage payments.

2. Where Can I Find More Information on Foreclosure Prevention?

Please see the Avoiding Foreclosure attachment in this packet for more information, or visit KnowYourOptions.com.

3. Will I Be Evaluated for the Federal Home Affordable Modification Program (HAMP) When I Submit My Information?

If you are not eligible for a refinance, reinstatement, repayment, or forbearance plan based on the information you provide, we will evaluate you for participation in the Home Affordable Modification Program (HAMP). If you are not eligible for HAMP, you will be evaluated for a non-HAMP Fannie Mae loan modification.

4. Will It Cost Money to Get Help?

There should never be a fee from your servicer or qualified counselor to obtain assistance or information about foreclosure prevention options. However, foreclosure prevention has become a target for scam artists. Be wary of companies or individuals offering to help you for a fee, and never send a mortgage payment to any company other than the one listed on your monthly mortgage statement or one designated to receive your payments under a state assistance program.

5. What Happens Once I Have Sent the Borrower Assistance Form With Supporting Income and Hardship Documentation, and IRS Form 4506T-EZ to My Credit Union?

Your Credit Union will review the packet to determine whether it is completed properly and contact you about next steps. Be sure to ask for the name and/or employee number of the mortgage specialist who is helping you and be sure to give them your up-to-date contact information. **Please submit your Borrower Assistance Form with supporting income and hardship documentation and IRS Form 4506T-EZ to your Credit Union as soon as possible.**

6. What Happens to My Mortgage While You Are Evaluating My Information?

You remain obligated to make all mortgage payments as they come due, even while we are evaluating the types of assistance that may be available.

7. What Happens if I Have Waited Too Long and My Property Has Been Referred to an Attorney for Foreclosure? Should I Still Contact My Credit Union?

Yes, the sooner the better!

Frequently Asked Questions continued

8. Will My Property be Sold at a Foreclosure Sale If I Accept a Foreclosure Alternative?

No. The property will not be sold at a foreclosure sale once you accept a foreclosure alternative, such as a forbearance or repayment plan, and comply with all requirements.

9. Will My Credit Score Be Affected by My Late Payments or Being in Default?

The delinquency status of your loan will be reported to credit reporting agencies as well as your entry into a Repayment Plan, Forbearance Plan, or Trial Period Plan in accordance with the requirements of the Fair Credit Reporting Act and the Consumer Data Industry Association requirements.

10. Will My Credit Score Be Affected if I Accept a Foreclosure Prevention Option?

While the affect on your credit will depend on your individual credit history, credit scoring companies generally would consider entering into a plan with reduced payments as increasing your credit risk. As a result, entering into a plan with reduced payments may adversely affect your credit score, particularly if you are current on your mortgage or otherwise have a good credit score.

11. Is Foreclosure Prevention Counseling Available?

Yes, HUD-approved counselors are available to provide you with the information and assistance you may need to avoid foreclosure. You can use the search tool at <http://www.hud.gov/offices/hsg/sfh/hcc/fc/> to find a counselor near you.

12. I Have Seen Ads and Flyers From Companies Offering to Help Me Avoid Foreclosure for a Fee. Are These Companies on the Level?

Foreclosure prevention has become a target for scam artists. The HUD website referenced in question 12 can help you to locate a counselor near you. Also, please refer to “Beware of Foreclosure Rescue Scams” for more information.

Beware of Foreclosure Rescue Scams – Tips & Warning Signs

For your information only – Do not return to your Credit Union.

Scam artists are stealing millions of dollars from distressed homeowners by promising immediate relief from foreclosure, or demanding cash for counseling services when HUD-approved counseling agencies provide the same services for FREE. If you receive an offer, information or advice that sounds too good to be true, it probably is. Don't let them take advantage of you, your situation, your house or your money. **Remember, help is FREE.**

How to Spot a Scam – beware of a company or person who:

- Asks for a fee in advance to work with your lender to modify, refinance or reinstate your mortgage.
- Guarantees they can stop a foreclosure or get your loan modified.
- Advises you to stop paying your mortgage company and pay them instead.
- Pressures you to sign over the deed to your home or sign any paperwork that you haven't had a chance to read, and you don't fully understand.
- Claims to offer "government-approved" or "official government" loan modifications.
- Asks you to release personal financial information online or over the phone and you have not been working with this person and/or do not know them.

How to Report a Scam – do one of the following:

- Go to www.preventloanscams.org and fill out the Loan Modification Scam Prevention Network's (LMSPN) complaint form online and get more information on how to fight back. Note: you can also fill out this form and send to the fax number/e-mail/address (your choice!) on the back of the form.
- Call 1(888)995-HOPE (4673) and tell the counselor about your situation and that you believe you got scammed or know of a scam.