

[Servicer Logo]

[Date]

[Borrower Name]
 [Borrower Address 1]
 [Borrower Address 2]

IMPORTANT MORTGAGE NOTIFICATION

Your Payment and Interest Rate will Increase.

Questions? Call us at **XXX-XXX-XXXX**.

Loan Number: [Insert Loan number]

Congratulations on approaching the fifth anniversary of your mortgage modification through the Home Affordable Modification Program (HAMP). Per the terms of your modification agreement, your interest rate will change to **[New Rate%]**, effective **[Date]**. This change in your interest rate will result in a new monthly payment of **[\$___]**, and your first payment at the new adjusted level is due **[Date]**.

The interest rate will increase by up to 1% per year until it reaches a cap of **[Insert Cap%]**. The cap is the market interest rate charged by mortgage lenders (based on the Freddie Mac Primary Mortgage Market Survey[®] rate for 30-year fixed-rate conforming mortgages) on the day your modification agreement was prepared. Once the interest rate reaches the cap, it will be fixed at that rate for the remaining life of your loan.

The table below shows your existing payment and then future payments based on future interest rate adjustments:

Years	Interest Rate	Interest Rate Effective Date	A. Monthly Principal Amount	B. Monthly Interest Amount	C. Estimated Monthly Escrow Payment ¹	D. Total Monthly Payment ²	Payment Due Date
5 (Current)	_____%	00/00/0000	\$____+	\$____+	\$____=	\$____	00/00/0000
6	_____%	00/00/0000	\$____+	\$____+	\$____=	\$____	00/00/0000
7	_____%	00/00/0000	\$____+	\$____+	\$____=	\$____	00/00/0000
[8]	_____%	00/00/0000	\$____+	\$____+	\$____=	\$____	00/00/0000
[9-[40]]	_____%	00/00/0000	\$____+	\$____+	\$____=	\$____	00/00/0000

1. Your monthly payment includes an escrow amount for property taxes, hazard insurance and other escrowed expenses (if applicable), which, if they increase, may also increase your monthly payment. The escrow payment amounts shown are based on current data and represent a reasonable estimate of expenditures for future escrow obligations; however, escrow payments may be adjusted periodically in accordance with applicable law.
2. Your total (D.) monthly payment is calculated by adding the (A.) principal, (B.) interest, and (C.) escrow.

Questions or anticipate challenges paying your new monthly payment?

Please contact us right away at **[XXX-XXX-XXXX]** from [days and time available].



[Servicers not subject to the counseling requirements of Ch II, Sec 6.7 of the MHA Handbook insert the following:]

Additional Assistance Provided!

You may also contact the Homeowner's HOPE™ Hotline by calling 1-888-995-HOPE. The Hotline can help with questions about the HAMP and offers access to free HUD-approved counseling services in English or Spanish (other languages are available on request). It is available 24 hours a day/7 days a week.

[Servicers subject to the counseling requirements of Ch II, Sec 6.7 of the MHA Handbook may insert the language above, or use the following:]

Additional Assistance Provided!

We have partnered with [insert Vendor], a HUD-approved counseling organization specializing in consumer housing education to provide you with financial coaching to promote your overall financial health and well-being at no cost to you. To take advantage of this opportunity, you can call us directly for more information at [XXX-XXX-XXXX] and we can connect you with a housing counselor.

Sincerely,

[Signature]

[Contact Name]

[Servicer Disclosures]