

FORECLOSURE ALTERNATIVES FOR HOMEOWNERS

If your loan:

Is serviced by Tellone Financial Services on the behalf of the lender;

Is secured by a first priority deed of trust on an owner--occupied residence; and

Is in default

Please be aware of the following:

- Options may be available to borrowers who are unable to afford their mortgage payments and who wish to avoid foreclosure. These options include:
 - payment in full of the loan upon a sale or refinance of the property (borrowers may contact a real estate broker or mortgage loan broker to explore this option) or
 - tendering a deed in lieu of foreclosure, which may be accepted by the lender only under certain circumstances (borrowers may contact an attorney to explore this option)

- Lenders represented by Tellone Financial Services as servicing agent do not have, and are not required to have, any program for the consideration or acceptance of applications for loan modification. No communication with Tellone Financial Services or with the Lender, will be considered as an application for a loan modification. To avoid any misunderstanding: No statement made by Tellone Financial Services or the Lender should be relied upon as a promise to modify the loan, to forbear or postpone or to stop the foreclosure. The acceptance of any payment which you make on account of the loan at any time before or after the commencement of a foreclosure, does not create any obligation to modify the loan, to forbear or to stop the foreclosure. A legally binding promise to modify the loan, to forbear or to stop the foreclosure can only be made by a formal writing signed by the Lender, or on behalf of Tellone Financial Services, or other authorized representative.

- Borrowers wishing to discuss options to avoid foreclosure may contact Tellone Financial Services at this number: (714) 998-2290

- The U.S. Department of Housing and Urban Development (HUD) sponsors counseling agencies throughout the country to provide free or low cost advice on how to avoid foreclosure. You may call HUD's interactive voice system at (800) 569-4287.