Sample Documents and Practice Aids

Sample Documents from Foreclosure Prevention Counseling (3d ed. 2013)

Appendix A: Sample Forms

A.1: Foreclosure Prevention Intake Form
A.2: Foreclosure Prevention Counseling Checklist
A.3: Sample Authorization to Release Information
A.4: Sample Request for Information from Loan Servicer
A.5: Sample Request for Information / Notice of Error Under RESPA
A.6: Homeowner’s Checklist for Avoiding Foreclosure

Appendix B: Sample Loan and Other Documents

B.1: Sample Mortgage
B.2: Sample Promissory Note (Fixed)
B.3: Sample Promissory Note (Adjustable)
B.4: Sample Change Rate Notice for ARM
B.5: Sample Annual Escrow Account Statement
B.6: Sample Notice as to Change of Service
B.7: Sample Notice as to Assignment, Sale, or Transfer of Ownership of Mortgage Loan

Appendix C: FDIC Loan and NPV Test Documents

C.1: FDIC NPV Test
C.2: Sample FDIC Loan Modification Agreement
C.3: FDIC Loan Modification / NPV Example

Sample Letters

Example of a Qualified Written Request (p 97)
Sample Hardship Letter (pp 100-101)
Sample "Cease Debt Collection Communication“ Letter (p 80)
Sample Credit Card Billing Error Dispute Letter (p 248)

Practice Aids

NCLC Practice Tips for Attorneys: Tips for Handling the Issue of Confidentiality in Settlement, June 2015
NCLC Client Concerns: Confidentiality Agreements: Should You Agree to Secrecy?, June 2015
Loan Calculator (Excel spreadsheet)
Follow the Paper Trail: Anatomy of a Securitization (Prepared by NEDAP)
Schedule of Standard Attorney Fees Approved by HUD & Investors
Finding Pooling and Servicing Agreements for Securitized Mortgage Loans
Answer Sheet to Chapter 3 Questions (Appendix H)
Other Helpful Resources

- NCLC Online Bookstore
- Rural Housing Service (RHS)
- RHS Regs, Handbooks, and Notices
- U.S. Trustee’s Office
- Consumer Federation of America
- Center for Responsible Lending
- Freddie Mac