



Consumer Protection Assistance Coalition

A NATIONAL NON PROFIT LAW CLINIC

LOAN RESCISSION CASE EVALUATION

<i>Client name</i>		<i>Phone number</i> ()	
<i>Address</i>		<i>Representative</i>	
<i>e-mail address</i>		<i>Date:</i>	

IF YOU ANSWER YES TO ANY OF THE FOLLOWING QUESTIONS YOU MAY HAVE A LEGAL CAUSE OF ACTION AGAINST YOUR CURRENT LENDER THAT COULD **FORCE** AN ACCEPTABLE SETTLEMENT OR COMPLETE CANCELLATION OF YOUR CURRENT LOAN. *(CHECK THE CORRECT BOX)*

Check correct answer ✓

I	Question	Yes	No	Not sure
1	Do you have something other than 30 year fixed loan?			
2	Were there ANY terms of your current loan that you did not understand or agree to?			
3	Was ANY part of your current loan negotiated in any language other than English?			
4	If "Yes" to prior question; did you receive a copy of your loan documents only in English?			
5	At any time were you misled into believing that the current loan you have was to be temporary and you would be able to refinance your loan for better terms sometime in the future?			
6	Was your Good Faith Estimate (GFE) different " in any way " from the final Loan you received?			
7	Did you disclose or provide income documentation to your lender's representative at any time when you applied for your current loan that may have been disregarded, manipulated or changed for approval?			
8	Was your true monthly gross taxable income less than 3 times of what your full monthly Mortgage payment including Tax and Insurance was at the time you received the loan			
9	Was your true taxable income at that time less than 3 times what you maximum adjusted monthly P.I.T.I payment is to be at the end of you existing loan after the maximum margin is reached?			
10	Do you remember if there was any thing the lenders representative may have said or did to influence you in to accepting your loan that you suspect may have been untrue?			

DOCUMENT ANY STATEMENT OR ACTION YOU REMEMBER TO BE A MISLEADING, INCORRECT, UNTRUE OR BLATANTLY FALSE MISREPRESENTATION THAT YOU NOW SUSPECT WAS ONLY TO INDUCE OR TRICK YOU INTO SIGNING THE LOAN.

For immediate assistance PLEASE CALL A CPAC REPRESENTATIVE AT 866-773-7864 OR VISIT US ON THE WEB www.CPACaid.org

FINANCIAL "QUICK" FORM

Name of Home Owners employer:		Yrs Worked () Wk #:	
Additional homeowner's name:			
Additional homeowner's employer:		Yrs Worked () Wk #:	
When did you buy this property? ____/____/____	Original term of existing Loan : (circle correct one) 30 yr fxd 2/28 3/27 5/25 7/23 Neg Am other	Variable Rate increase date :	Loan term (years):
What was the total gross monthly income(s) when you received this loan? \$ _____ per month _____ (estimate)		When did you acquire the existing loan? Date: ____/____/____	
What consumer credit obligations did you have when you received the loan? i.e.: Credit cards, student loan pmts, Auto loans :\$ _____ per month (est.)		What was your credit score when you received this loan? Yours Mid score _____ Co-x Mid score: _____	

BORROWER'S NAME:		MONTHLY EXPENSES		MONTHLY PMT			
HOME PHONE #:		RENTS					
CELL PHONE #:		HOME REPAIRS					
HOME ADDRESS:		PROPERTY TAXES					
CITY, STATE, ZIP:		HOME OWNERS INSURANCE					
E-MAIL:		ASSOCIATION MONTHLY PMT					
SUBJ.PROP ADDRESS:		OTHER MORTGAGES/ INST					
SUBJ.CITY STATE, ZIP:		CHILD CARE					
CURRENT PROPERTY VALUE:		AUTO LOAN					
PROPERTY TAX MONTHLY PAYMENT:		AUTO INSURANCE					
HOMEOWNERS INS MONTHLY PMT:							
HOA FEES:		MEDICAL/ DR. EXPENSES					
CURRENT BAL 1ST T.D:		HOSPITAL BILLS					
1ST P&I PAYMENT:		HEALTH INSURANCE					
CURRENT BAL. 2ND T.D:							
2ND P&I PAYMENT:		CELL PHONE					
TOTAL PITI:		TELEPHONE					
PROPOSED MODIFICATION			2nd TD		GAS AND HEATING		
1 ^o T.D	CURRENT	PROPOSED	CURRENT	PROPOSED	ELECTRICITY		
MAXIMUM					TRASH AND SEWER		
TAX MONTHLY PAYMENT					FOOD		
INS.					WATER		
TOTAL					TRANSP/GAS/BUS FARE		
PROP RATE					CABLE/ SATELLITE		
INCOME			NET	GROSS	CLOTHING		
BORROWER'S INCOME					LAUNDRY/ DRY CLEANING		
CO-BORROWER'S INCOME					OTHER		
CHILD SUPP/ ALIMONY					Total Revolving C/C Payments		
RENTAL					SUB TOTAL		
SOCIAL SECURITY					TOTAL EXPENSES INCLUDING (p&i)		
PENSION/ RETIREMENT					TOTAL PROPOSED EXPENSES		
OTHERS					PRIOR NET +/-LOSS -		
TOTAL					PROPOSED GAIN +/-		

CHECK THE RIGHT ANSWERS BELOW ✓

1	Have you made this month's FULL MORTGAGE payment to your Lender yet?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
2	Are you able to make Next Months FULL MORTGAGE payment if required?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
3	Could you prove you could have made your MODIFIED payment for every missed month?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
4	If not, can you show at least 4 months worth of MODIFIED payments as reserve if needed?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
5	You would be willing to re-purchase home back from existing or new lender at market value?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
6	You would be willing to execute a Short Pay Refinance at market value if available to you?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
7	You would be willing to use an Aggressive Legal Process to invalidate or rescind your loan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>
8	Has Lender formally initiated Foreclosure Process? (i.e.: Notice of Default or Notice of Sale)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Maybe <input type="checkbox"/>



Consumer Protection Assistance Coalition

A NATIONAL NON PROFIT LAW CLINIC

FINALY FREE LEGAL LOAN MODIFICATION HELP IS HERE

Name: _____ Date: ____ / ____ / ____ /

Evaluator: _____ Time _____ : _____ A.M. / P.M.

ATTENTION: DUE TO THIS SERVICE BEING OFFERED FOR FREE* AND AT ZERO COST* TO THE CONSUMER, WE REQUIRE THAT YOU COME TO YOUR "PRE-SET" APPOINTMENT WITH AS MANY OF THE FOLLOWING ITEMS AS POSSIBLE IN SEQUENTIAL ORDER TO BE INCLUDED IN YOUR FREE* LOAN MODIFICATION PACKET IN THE EVENT A PREQUALIFICATION FOR A PERMANENT PRINCIPAL REDUCTION PROGRAM IS UNAVAILABLE FOR YOUR LOAN.

COPIES OF THE ITEMS IN THE ORDER AS THEY APPEAR MUST BE READY FOR YOUR LEGAL CASE EVALUATOR TO INCORPORATE IN YOUR FREE* LOAN MODIFICATION. **CHECK RIGHT ANSWER** ✓

DESCRIPTION OF CONDITION	YES	NO	WON'T HAVE	WILL HAVE DATE EXPECTED
1 Current Pay Check Stubs for primary borrower(s) (to cover 1 full month)				
2 Current Pay Check Stubs for additional borrower(s) (to cover 1 full month)				
3 W2's for Primary Borrower(s) for most recent 2 years (current on top)				
4 W2's for additional Borrower(s) for most 2 recent years (current on top)				
5 Additional Proof of income verification. (most recent on top, oldest last, 3 months recommended)				
6* Bank Statements of all accounts (most recent on top, oldest last, 3 months recommended)				
7* Summary of all bills & expenses w/ totals Including all Credit Card Statements.				
8 Letter of explanation for any irregularities in regards to Income and Expenses.				
9 Handwritten Letter of Explanation & proof of hardship.				
10 Copies of Documents from troubled loan(s)of concern. (Application, Final HUD, Good Faith Estimate, NOTE & Right of Rescission)				
11 W2's / 1099s and or Tax Returns from year loan was acquired and one year prior.				
12* Cancelled Check of past Mortgage payment or major payment made from an open and active account. (front & back)				
13 List of property deficiencies w/digital pictures 1 front ,1 back & 3 interior, to show lender cost of repair				
14 Undeniable proof you can maintain proposed modified payment if loan modification is accepted.				

In order to qualify for and receive these free services, you agree to allow us to present to you all available options, Including options which will have a fee if you wish them.*** (w/out obligation)

x Date: ____ / ____ / ____ /