

TO: GUILLERMO MERCADO COMPANY:

## PAYOFF STATEMENT

GMAC Mortgage, LLC  
 PO Box 780  
 Waterloo IA 50704-0780

05/15/09

Loan No: 0307700646

Borrower: GUILLERMO MERCADO

Property:

10515 WIND WALKER TRAIL

10515 WIND WALKER TRAIL

HOUSTON

TX 77043-0000

HOUSTON

TX

77095-0000

Statement Sent to Name: GUILLERMO MERCADO

Statement Sent to Fax Number: 713-827-3102

As of 05/15/09, the status of this loan is as follows:

Next Payment Due:	10/01/08	Loan Type:	CONVENTIONAL
Matures:	06/2035	Note Rate:	9.85000%
Escrow Balance:	\$ .00	Escrow Retained (**pg. 2):	\$0.00
		Mortgage Insurance:	\$0.00

**\*\*\* THE FOLLOWING FIGURES ARE SUBJECT TO FINAL VERIFICATION BASED ON  
 THE RECEIPT OF FUNDS BY GMAC Mortgage, LLC \*\*\***

ITEMS	AMOUNT DUE	
Principal	\$42423.25	
Interest Calculated to but not including 05/20/09	\$3003.28	
Escrow/Impound Funds Due	\$0.00	
Late Charges Outstanding	\$152.48	
Unapplied Funds	\$-800.00	
Statement Fee	\$0.00	
Recording Fee	\$0.00	
Reconveyance/Trust	\$0.00	
Release Fee	\$0.00	
Fax Fee	\$0.00	
Other Fees and Costs	\$303.00	
Deferred Amount	\$0.00	
Prepayment Penalty Fee	\$0.00	
Optional Products	\$0.00	
Uncollected P&I	\$0.00	
<b>TOTAL DUE</b>	<b>\$45082.01</b>	
Per Diem Interest	\$11.4485	

**\*\*Payoff funds must be remitted in US dollars by cashier's check, certified check or bank wire.\*\***

**\*\*\*YOU ARE RESPONSIBLE FOR COMPLIANCE OF THIS DOCUMENT\*\*\***

Please see page 2 and 3 for Estimated Escrow/Impound Disbursements, payoff funds remittance instructions, and important information regarding the loan payoff.

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0307700646**\*\*ESTIMATED ESCROW/IMPOUND DISBURSEMENTS**

If any tax or insurance amounts are due within 45 days of the date interest is calculated to, these amounts are included in required funds and may be disbursed prior to payoff funds being received.

Items	Next due	Amount
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**PAYOFF FUNDS REMITTANCE INSTRUCTIONS**

To receive same-day credit and avoid additional day(s) interest, payoff funds must be remitted via wire by 2:00 P.M. Eastern Time, along with all of the required information provided below. Please include \$7.50 in addition to the total figures above for the incoming wire fee.

JPMorgan Chase Bank, N.A.  
For GMAC Mortgage, LLC  
ABA #021000021  
Account #662631175  
GMAC Mortgage, LLC Account #0307700646  
Name: GUILLERMO MERCADO  
Remitter Name:  
Remitter Phone #:

To receive next-day credit and avoid additional day(s) interest, payoff funds must be remitted in U.S. Dollars by cashier's check, certified check, or bank wire by 2:00 P.M. Eastern Time. All payoff funds received after 2:00 P.M. Eastern Time will be applied with interest on the next business day. Payoff funds will not be applied or credited on weekends or holidays.

When remitting by check, please include the following information on the check: Customer's name, account number, remitter's name and remitter's phone number. Please forward to the following address:

GMAC Mortgage, LLC  
Payoff Processing Unit  
6716 Grade Lane  
Building 9, Suite 910C  
Louisville KY 40213-1407

\*\*\* You are responsible for the compliance of this document. \*\*\*

Important information regarding the loan payoff:

- A) Add daily per diem interest from the interest through date to the date payoff funds are processed in the GMAC Mortgage, LLC office. Interest is calculated on a 365-day year on a partial-month basis. If interest is collected for 30 days, due date to due date, interest is calculated on a 360-day basis (February is calculated on 30 days). You will be responsible for any additional interest due we would need to collect due to an improper calculation method.

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- B) If you are currently enrolled in our monthly ACH program and your scheduled draft date is three days or fewer after your anticipated payoff date, your draft will still be deducted. To cancel your drafting, call 800-766-4622.
- C) A late charge may be assessed for any payment or payoff not received within the grace period.
- D) The amount necessary to pay this loan in full is subject to final verification by the note holder. Title/escrow will be held liable for any shortage resulting from a returned item. Do not "stop payment" on any previous payment (check or draft) which has been credited to this account.
- E) If this is an adjustable rate mortgage, it may be subject to interest rate changes and principal balance increases. Please contact our office prior to closing escrow.
- F) If there is a prepayment penalty fee on your account, it will be included in the total funds due for payoff. If your mortgage note indicates that the prepayment penalty can be waived due to sale of the property, you will need to include copies of 1) certified final HUD1 and 2) sales contract, both of which are signed by the buyer and seller. These documents should be included with your payoff funds. If your payoff is wired, they can be faxed to 1-614-417-5768. The prepayment penalty will not be removed until receipt of the funds
- G) If the funds received are not sufficient to pay the account in full, we will utilize funds from the escrow account to complete the payoff. If there is not an escrow account, or the funds in the account are not sufficient to pay the account in full, we will return the payoff funds in the same manner as they were remitted. Interest will continue to accrue and late charges may be incurred until sufficient funds are received to pay the account in full. To avoid a short payoff, please confirm the actual payoff amount by calling 800-766-4622.
- H) If your loan has a Homestrength/Homestretch/Silent Second, the outstanding balance owed is included in the Other Fees and Costs on page 1 of the statement.
- D) All payments on this loan must be kept current. The escrow holder is responsible for determining the current status of this loan prior to closing of the escrow. **Issuance of this statement does not suspend the contract requirements to make monthly mortgage payments when due.**
- J) Escrow account: Issuance of this statement does not alter GMAC Mortgage, LLC's responsibility to pay taxes and insurance. If a bill for these items is received prior to the receipt of payoff funds, we will pay them from the escrow account. Payment of a deficit is required before the loan can be paid in full. GMAC Mortgage, LLC is not responsible for private agreements between the mortgagor and a third party with regard to the disbursement of the escrow funds. If funds have accumulated in an escrow account, and if we have been required to pay interest on said funds as provided by state law, interest will be paid to the date the escrow closes. Any excess funds, after payoff is complete, will be remitted back to the customer. If forced place insurance has been charged to the escrow account prior to loan payoff, the full amount will be required to pay off the loan. If appropriate evidence of insurance is received, the applicable refund will be issued to borrowers of record within 4-6 weeks. Any escrow balance will be refunded after payoff, provided the last payment applied to the account has cleared the institution on which it was drawn.
- K) If this account is 2 months or more past due, in foreclosure and/or bankruptcy, you must obtain an amended statement for updated fees within 5 business days of closing.
- L) The reconveyance/satisfaction of mortgage will be forwarded to the county recorder's office after receipt of payoff funds.
- M) If you have new address information, please contact Customer Care at 800-766-4622. Updating your address information will ensure timely return of any refund you may be due, as well as allowing your release and year-end information to be sent directly to you.

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