

TO: JULIE NGUYEN COMPANY:

PAYOFF STATEMENT

GMAC Mortgage, LLC

PO Box 780
Waterloo IA 50704-0780

03/31/10

Loan No: 0595390105

Borrower: CINDY FOGLE

Property:
9223 BIRCH SPRINGS DRIVE

BPO \$0, PIR \$30, PROP PRESS \$250 &
\$984.26 FOR F/C.
HOUSTON TX 77095-0000

HOUSTON TX
77095-0000

Statement Sent to Name: ADDL F/C ARE \$1264.26 G/T 04.01.10.

Statement Sent to Fax Number: 713-827-3102

As of 03/31/10, the status of this loan is as follows:

Next Payment Due:	08/01/09	Loan Type:	FHA
Matures:	07/2036	Note Rate:	6.75000%
Escrow Balance:	\$-1854.57	Escrow Retained:	\$0.00
Guaranty Number:	FR4938210632703	Mortgage Insurance:	\$123.48

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

ITEMS	AMOUNT DUE	
Principal	\$149949.45	
Interest Calculated to but not including 04/01/10	\$7591.23	
Escrow/Impound Funds Due	\$1978.05	
Late Charges Outstanding	\$710.80	
Unapplied Funds	\$0.00	
Statement Fee	\$0.00	
Recording Fee	\$0.00	
Reconveyance/Trust	\$0.00	
Release Fee	\$0.00	
Fax Fee	\$5.00	
Deferred Amount	\$0.00	
Other Fees and Costs	\$2332.26	
Prepayment Penalty/Early Termination Fee	\$0.00	
Optional Products	\$0.00	
Uncollected P&I	\$0.00	
Buyer Assistance Amount	\$0.00	
Buydown Balance	\$0.00	
TOTAL DUE	\$162566.79	**Payoff funds must be remitted in US dollars by cashier's check, certified check or bank wire.**
Monthly Interest	\$843.47	

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

For Escrowed Loans: We require written authorization from our borrower(s) to use any amount of escrow funds towards the payoff of the loan. If you authorize GMAC Mortgage, LLC to use escrow funds towards the payoff of the loan, please sign below and fax to 1-614-417-5768.

Please use escrow towards my payoff.

Signature

Signature

TO: JULIE NGUYEN COMPANY:

Page 2
0595390105**ESTIMATED ESCROW/IMPOUND DISBURSEMENTS**

Items		Next due	Amount
HUD	04/01/10	61.74	

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.

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 #0595390105
Name: CINDY FOGLE
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, 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) For FHA Loans: GMAC Mortgage, LLC will only accept the full prepayment amount on the first business day of any month during the mortgage term. If the mortgagor elects to prepay the loan on a day other than the first, GMAC Mortgage, LLC will accept the prepayment as a convenience to the mortgagor, but only if interest is paid to the first day of the following month. Please note that unlike principal, which is paid current with each monthly payment, interest is collected in arrears. This means that interest earned by the lender during the previous month will be paid in the next month's mortgage payment, since the interest must be earned by the lender before it is owed by the borrower. Interest being charged to the next installment due date is in fact interest that was earned the previous month and has yet to be paid to the lender. It is to your advantage to arrange closing so that the prepayment reaches our office as close to the end of the month as possible, but not later than the first day of the following month. Thirty-day prior written notice of intent to prepay is not required.

TO: JULIE NGUYEN COMPANY:

Page 3
0595390105

- B) For Non-FHA Loans: 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.
- C) 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
- D) A late charge may be assessed for any payment or payoff not received within the grace period.
- E) 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.
- F) 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.
- G) If there is a prepayment penalty fee on your account, it will be included in the total funds due for payoff
- H) If the funds received are not sufficient to pay the account in full, we can utilize funds from the escrow account to complete the payoff with your authorization. Please sign page 1 and fax back to 1-614-417-5768. If there is not an escrow account, or you do not authorize us to use escrow funds, 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.
- I) 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.
- J) 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.**
- K) 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. If this loan contains funds in escrow not being retained for possible tax or insurance disbursement, please be advised these funds are automatically credited toward the payoff amount required. The total payoff amount quoted reflects this credit.
- L) 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.
- M) The reconveyance/satisfaction of mortgage will be forwarded to the county recorder's office after receipt of payoff funds.
- N) 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.
- O) The Department of Housing and Urban Development requires we provide customers a copy of a payoff statement when it is requested by a third party. Keeping in compliance with this regulation, you have received this document because you either personally requested it or it was requested on your behalf by a third party. If you have any questions, please contact Customer Care at 800-766-4622.

7:33