

JDS Financial's Loan Modification Center
125 Fairfield Way Suite 108
Bloomington, IL 60108
847-285-1461 Office
847-285-1491 Fax

List of Docs to include with client package....

- 1) 30 Days pay stubs
 - a) Social Security Award Letter
 - b) Unemployment Award Letter
 - c) Disability Award Letter
- 2) 3 Months Bank statements
- 3) Last 2 years tax returns (signed & dated even if filed electronic)
 - a) YTD P&L if self employed
- 4) Copy of most current mortgage statement
- 5) Hardship letter signed and dated
- 6) Bank PKG filled out with our package (if needed will be attached)
- 7) Hardship Affidavit (attached)
- 8) 4506T (attached)

JDS Financial's Loan Modification Center

Income vs. Expenses Worksheet

Please complete the following worksheet to the best of your knowledge.

Client(s): _____

Property Address: _____

Gross Monthly Income (before taxes) from all sources: _____

Expenses and Assets Worksheet

Monthly Expenses

Assets

1st/Primary Loan: _____	Home: _____
2nd Loan/HELOC _____	Checking: _____
Taxes: _____	Savings: _____
Insurance: _____	Other Real Estate: _____
Auto Payment: _____	Autos/Boats/RVs: _____
Auto Insurance: _____	IRA: _____
Auto Maintenance: _____	401K: _____
Transportation: _____	Stocks/Bonds: _____
Personal Loan: _____	Other
Credit Cards Min Payments Due: _____	Other
Child Care: _____	Other
Alimony: _____	Other
Student Loans: _____	
Tuition: _____	
Food: _____	
Utilities: _____	
Home Phone: _____	
Cell Phone: _____	
Medical: _____	
Memberships: _____	
Cable: _____	
Other	
Other	
Other	
Other	

Total: _____ **Total:** _____

JDS Financial's Loan Modification Center

AUTHORIZATION FORM

Borrower(s):
Address:
City/State Zip:

Lien Holder / Guarantors:

LOAN#:

Dear Sir / Madam:

I/We, the undersigned Borrower(s), (hereinafter the Borrower), residing at _____, authorize _____ (hereinafter the "Lender") and it's representatives, to discuss Borrower request for payment assistance with JDS Financial that the Borrower has identified as the Borrower's designated agent(s). Further, Lender is hereby authorized to negotiate the terms of a workout agreement and/or payoff settlement with and to deliver documents and release additional information to JDS Financial which concerns the Borrower request for payment assistance. The Borrower will be fully responsible for reviewing any information that is sent by Lender to JDS Financial. This Authorization will remain effective until the Borrower specifically notifies the Lender in writing that this Authorization is of no further force and effect. This is in accordance with Title 24 of the CFR 203.500 (HUD) were applicable. Your prompt reply is appreciated.

Client (Borrower) Signature _____
Social Security Number _____

Client (Borrower) Signature _____
Social Security Number _____

Date _____

I hereby certify this to be a true and correct copy of the original signature(s).

Telephone Number _____

JDS Financial Representative _____ Date _____

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**JDS Financial's
Loan Modification Center
Client Information**

Client Name(s) _____

Home Address _____

Subject Property Address _____

Primary residence or investment? _____

Mailing address if different _____

Home Phone _____

Cell Phone _____

Work Phone _____

Email Address _____

1st Mortgage Lender _____

1st Mortgage Account # _____

1st Mortgage Cust. Svc. Phone # _____

2nd Mortgage Lender _____

2nd Mortgage Account # _____

2nd Mortgage Cust. Svc. Phone # _____

3rd Mortgage Lender _____

3rd Mortgage Account # _____

3rd Mortgage Cust. Svc. Phone # _____

HOW DID YOU HEAR ABOUT US? _____

SERVICES AGREEMENT

1. **Consultant:** JDS Financial, an Illinois corporation
2. **Consultant Address:** 125 Fairfield Way Suite 108 Bloomingdale, IL 60108
3. **Consultant Signature/Date:** _____ (Its authorized representative)
4. **Owner:** _____
5. **Owner Address:** _____
6. **Owner Signature/Date:** _____

IMPORTANT: The Owner may terminate this Services Agreement at any time by executing and providing the Notice of Cancellation attached hereto to “CANCELLATIONS, JDS FINANCIAL, 125 Fairfield Way Suite 108 Bloomingdale, IL 60108.” Owner may deliver this notice to the above address via regular mail with postage prepaid or via certified mail.

7. **Consultant Services:** Consultant agrees to provide the following services to Owner, which shall be deemed accepted and completed upon successful closing of a loan modification:

- Compile all information required by Owner’s lender, including but not limited to income statement and hardship letter, for the purpose of seeking a loan modification
- Present all information to Owner’s Lender for its review for possible modification, short payoff or other objectives requested by client
- Use all commercially available efforts to complete loan modification and attain client objectives
- All other services Consultant agrees to perform, as listed on **Exhibit A**

8. **Consulting Payments:** The Owner shall pay the Consultant, at the time of closing of any successful loan modification, the following Consulting Payment:

(A) For any transaction completed which reduces the existing payment on Owner's mortgage loan for a period of five (5) years or more, the Consulting Payment shall be equal to the lesser of the Owner's:

- (1) Owner’s existing monthly principal and interest mortgage payment; *or*
- (2) total net savings derived from the lowered monthly principal and interest mortgage payment over the succeeding 12 months.

(B) For all other transactions (*i.e.*, those which reduce the existing payment on Owner's mortgage loan for less than five (5) years), the Consulting Payment shall equal 50% of the Owner's existing monthly principal and interest mortgage payments.

9. Party Obligations. Owner acknowledges that the Consultant does not guarantee that the Owner will be able to obtain satisfactory terms for any refinancing of its existing loan or mortgage. The Owner shall provide Consultant with all information requested by the Consultant or its investors in order to complete the Owner's application for a revised mortgage loan. Finally, the Owner, by signing this Agreement, authorizes the release of any and all credit information to the Consultant, the Consultant's agents, and to the Owner's bank lender. The lenders will verify credit, employment, and deposit accounts based on information originally provided by the Owner. If these figures vary from the original application, this may materially affect the amount of the loan (due to details which could not be known by the Consultant at the time of execution of this Services Agreement) which may result in this Services Agreement being null and void. Upon completion of all verifications and any property appraisal of the real estate, the Consultant will submit the information provided by the Owner to the Owner's lender for its consideration in regard to granting a loan. At all times, Consultant shall keep the Owner's financial and personal information confidential and shall only disclose it as needed to perform the Services.

10. Attorney's Fees. In the event of any action arising under this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party its costs and expenses related to litigation, as well as its reasonable attorneys' fees, in addition to other legal or equitable relief available to it. If the Owner fails to pay Consultant the Consulting Payments at the time of closing of a successful loan modification, interest shall accrue on the amount owed at the rate of 1.5% per month until payment has been made in full.

CONSULTANT

OWNER

JDS FINANCIAL, an Illinois corporation

CONSULTANT'S SIGNATURE

OWNER'S SIGNATURE

DATE: _____
By:
Its:

DATE: _____
By:
Its:

NOTICE REQUIRED BY ILLINOIS LAW

JDS FINANCIAL'S LOAN MODIFICATION CENTER or anyone working for it CANNOT:

(1) Take any money from you or ask you for money until JDS FINANCIAL'S LOAN MODIFICATION CENTER has completely finished doing everything JDS FINANCIAL'S LOAN MODIFICATION CENTER said JDS FINANCIAL'S LOAN MODIFICATION CENTER would do; or

(2) Ask you to sign or have you sign any lien, mortgage, or deed.

You, the owner, may cancel this transaction at any time until after has JDS FINANCIAL'S LOAN MODIFICATION CENTER fully performed each and every service JDS FINANCIAL'S LOAN MODIFICATION CENTER contracted to perform or represented JDS FINANCIAL'S LOAN MODIFICATION CENTER would perform. See the attached notice of cancellation form for an explanation of this right.

NOTICE OF CANCELLATION

(Enter date of transaction)

Owner may cancel this transaction, without any penalty or obligation, at any time until after the Consultant has fully performed each and every service the Consultant contracted to perform or represented Consultant would perform.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice to:

CANCELLATIONS, 125 JDS FINANCIAL'S LOAN MODIFICATION CENTER
Fairfield Way Suite 108 Bloomingdale, IL 60108.

I hereby cancel this transaction on _____(Date)

(Owner's signature)