

Mortgage Insurance Increase Notice

Increase takes effect April 18, 2011

*****Mortgage Insurance Increase Notice*****

NOTIFICATION: MORTGAGE INSURANCE REFUND
STATUS: PENDING
NOTICE ID NUMBER: EFFECTIVE April 18, 2011
PROPERTY COUNTY: Essex
EFFECTED MORTGAGES: ALL FHA MORTGAGES

Dear [REDACTED]

U. S. Department of HUD has announced that they are increasing the Monthly PMI Insurance of FHA Mortgages effective April 18, 2011. This will drastically increase monthly payments on FHA Mortgages, as much as \$100 per month. The FHA Department has allowed all customers to lock in the lower PMI Rate by April 18th. This is the 2nd time in 4 months that the FHA has increased its PMI, stating increase defaults on FHA Mortgages. As a result of this, Mortgage Insurance Companies, FANNIE MAE and Many Lenders like us have modified our loan products to offer customers with FICO Scores Above 720 a chance to refinance at a low rate and HAVE NO PMI INSURANCE. Our records indicate you are a homeowner with mortgage amount of \$307,000.00 and an equity position of 5% or more. Based on this, You Qualify for a NO PMI REFINANCE!!!!

In Addition to NO PMI INSURANCE we are also offering you a 30 year fixed rate at 4.50% (4.625% APR) or a 5 Year Fixed Rate at 3.375% (3.246%APR).

See the Chart below to see how refinancing your mortgage to a lower rate and eliminating PMI will save you over \$497.34 per month.

Rate Reduction Program

TODAY'S BEST INTEREST RATE 3.875%(4.012% APR)

Mortgage Lender: Ohio Sb

Mortgage Balance: \$307,000.00

Mortgage Pmt: \$2,087.60

WEST STAR MORTGAGE

New Mortgage: \$307,000.00

New Mortgage Payment: \$1,590.26

Your Savings per month: \$497.34

You also qualify for an additional \$30,000 to pay bills at a payment of only \$155.43 per month!

Call 866-289-8590 24 hours a day, 7 days a week.

As many experts predicted, mortgage rates would increase in early 2011. Now those same people are saying by June 2011 the Government will revamp the existing FHA Mortgage Program that will have higher interest rates, **Stricter Guidelines and increased PMI Insurance.**

Refinance Your Mortgage and eliminate your PMI Insurance. Keep Your Mortgage Term the same!



THIS OFFER EXPIRES April 15, 2011. YOUR FIRST PAYMENT TO US WILL BE May 1, 2011—So you will have one month of no payments.

*This offer is made by WestStar Mortgage and is not an agency of the Federal Government. WestStar Mortgage is not affiliated with current lender. WestStar Mortgage is not member of the FDIC. WestStar Mortgage is an Equal Housing Lender, Equal Opportunity Lender and an Equal Opportunity Employer. All loan officers will be "registered loan officers" under the SAFE Act once the Federal guidelines are published. The loan information used in conjunction with this offer was derived from an estimated public records source. This is not a commitment to make a loan. All approvals are subject to underwriting guidelines. Underwriting guidelines include, but are not limited to: acceptable credit and income history, current homeowners insurance, etc. and does not include escrows. The monthly principal and interest payment amount is based on your original loan amount and an Interest Rate and payment term as quoted 3.875% Interest Rate has a corresponding Annual Percentage Rate (APR) of 3.97%, based on a 5/1 adjustable rate mortgage as of March 1, 2011. APR's and loan amounts may vary at any time subject to equity, qualifications and market conditions. Minimum and maximum loan amounts apply. WestStar Mortgage 3350 Commission Court Woodbridge, VA 22192. MA ML2925-103 CT# Connecticut First Mortgage Correspondent Lender/Broker No. 13000 Connecticut 2nd Mortgage Correspondent Lender/Broker No. 13001



PMI INCREASE NOTICE

First Class Mail
Presorted
U.S. Postage Paid
Sacramento, CA
Permit # 1297

TO BE OPENED BY ADDRESSEE ONLY
PLEASE RESPOND WITHIN FIVE DAYS

*****AUTO**3-DIGIT 018



WARNING: \$2,000 FINE, 5 YEARS IMPRISONMENT, OR BOTH FOR ANY PERSON INTERFERING
OR OBSTRUCTING WITH DELIVERY OF THIS LETTER U.S. MAIL TTT. 18 SEC. 1702 U.S. CODE