



Freddie Mac Streamlined Modification

Offers a no-documentation solution for severely delinquent homeowners to more quickly achieve affordable mortgage payments while enabling them to stay in their homes and avoid foreclosure

Are you a distressed homeowner who is at least 90 days behind in making your monthly payments? If your mortgage Servicer (the organization to which you make your mortgage payments) determines that you are eligible for a mortgage modification option called the Freddie Mac Streamlined Modification, they will send you a trial period plan and modification offer. Respond to your mortgage Servicer as soon as possible by submitting the required trial period payments on time to obtain a permanent modification and affordable payment.

The Freddie Mac Streamlined Modification offers eligible homeowners the following key features:

- **Expands the menu of foreclosure prevention options** available to you if you are seriously behind in making your mortgage payments by at least 90 days;
- **Streamlines and accelerates the mortgage modification process** by eliminating certain paperwork requirements; and
- **Offers more affordable mortgage terms**, including an interest rate adjustment, a mortgage term extension to 40 years, and a three-month trial period where you pay an amount that is an estimate of your anticipated monthly modified payment. If your current property's value is significantly less than your mortgage debt, your mortgage Servicer may, under certain circumstances, include principal forbearance as part of your modification. With forbearance, part of the principal balance of the mortgage will be set aside, and your principal and interest payment will be based on the lower, interest-bearing mortgage balance. Interest will not accrue on the principal part under forbearance. Also, the forbearance amount will become due at payoff of the interest-bearing unpaid principal balance or when the loan matures or upon transfer of the property. Ask your mortgage Servicer for more information.

Are You Eligible?

You may be eligible for a Streamlined Modification if:

- Your mortgage is owned by Freddie Mac (visit our Loan Look-up Tool below to find out);
- You are behind in your mortgage payments by at least 90 days;
- You have had your existing mortgage for at least 12 months;
- You are not already performing under another trial period plan, forbearance plan, or repayment plan; and
- The property is your primary residence, investment property, or second home. You may be eligible even if your property is vacant or condemned.

Obtaining a Permanent Modification

Once you've successfully completed the trial period, your mortgage Servicer will permanently modify your mortgage provided you continue to meet all eligibility requirements and return your signed modification agreement. The interest rate that you received for your trial period plan will be fixed for the entire 40-year term.

For More Information

- Find out if Freddie Mac owns your mortgage by visiting our Loan Look-up Tool at <https://ww3.freddie.mac.com/corporate/>.
- Contact your mortgage Servicer. The telephone number and mailing address should be listed on your monthly statement or coupon book.
- Refer to the U.S. Department of Housing and Urban Development website at <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm> to find a list of HUD-approved nonprofit counseling agencies in your area that you can visit in person or talk to over the phone.
- Contact a Freddie Mac Borrower Help Center or Network participant listed at http://www.freddie.mac.com/mortgage_help/who_to_contact_for_help.html#helpcenters, where HUD-certified nonprofit counselors will provide confidential financial counseling.

- Visit the Freddie Mac Mortgage Help Resource Center at http://www.freddiemac.com/homeownership/mortgage_help/ to find useful tips, tools, and educational resources, including information on what to expect when working with your mortgage Servicer.

Footnotes:

- *Freddie Mac does not offer mortgage modifications directly. We rely on your Freddie Mac mortgage Servicer to work with you.*
- *Your eligibility for a Freddie Mac Streamlined Modification is based on a number of factors, including those outlined here. Your mortgage Servicer will determine your eligibility.*
- *A trial period may be extended for up to nine months (12 months total) in the event you are in bankruptcy to allow your mortgage Servicer time to work with you or your counsel to obtain any court and/or trustee approvals required in accordance with local court rules or procedures prior to entering into a loan modification.*
- *There are many organizations that can help you when facing financial problems or foreclosure, but it is more important than ever to make sure you are dealing with a reputable organization before getting involved. Any unsolicited help should be fully researched before accepting any help. Go to the Freddie Mac "Avoiding Fraud" page on FreddieMac.com at http://www.freddiemac.com/mortgage_help/avoid_fraud.html to learn how to identify mortgage fraud.*

Note: This flyer is meant to provide general information about the Freddie Mac Streamlined Modification, and is not a comprehensive summary. Many specific additional terms, conditions, and limitations apply. Please contact your Freddie Mac mortgage Servicer for more detailed information about the program and eligibility requirements.