

THE HELVETICA GROUP

INVESTMENT & LOAN

FORECLOSURE DISCLOSURE FORM

You are receiving this disclosure because you, or your mortgage broker, have asked The Helvetica Group to refinance a loan that is currently in foreclosure.

There are risks to refinancing a loan that is in foreclosure, and we want to make sure that you completely understand and accept these risks before we begin to process your loan.

Initial each below:

- ✓ _____: A loan that is in foreclosure cannot be reinstated without a current Reinstatement Statement from your lender. These are sometimes difficult to obtain, and could take as long as 21 days to receive, and sometimes longer, if the other lender is uncooperative, or unorganized. A payoff statement and/or a simple monthly statement will not suffice.
- ✓ _____: Payoffs and reinstatements on loans, liens and judgments often come back higher than the borrower expects. Until 100% of the payoffs and/or reinstatements and income verification required to refinance your loan are submitted, we make no guarantee whatsoever that we can continue to process your loan or that it will conform to our guidelines once we do have all the information.
- ✓ _____: In some cases, your loan refinance may be canceled a day, or a few days before your foreclosure sale because of a lack of information, or information that came back that does not meet our lending criteria. The most common problem is that reinstatement and/or payoffs come back higher which pushes the 'loan to value' higher than expected, and the loan will be declined. If this critical information is obtained at the last minute, and your loan is rejected, you may lose your home at a foreclosure sale.
- ✓ _____: It is your responsibility to make sure we have the payoffs and/or reinstatements from your lender. The Helvetica Group will make requests on your behalf, but there is no guarantee that we will receive the information promptly.

I have carefully read and understand each of the disclosures above, and realize that if I/we are not diligent in providing all the documents required to The Helvetica Group, that the loan may be rejected and I/we may lose the home at a foreclosure auction.

Borrower's Signature/Date

Co-Borrower's Signature/Date